



DOBROTA BAY
RESIDENCES

SOHA
architects

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DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

CONTENT

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



Mapping I

Dobrota is a populated place within the municipality of Kotor located in the north-western part of it. Dobrota has about 10 thousand inhabitants.

The old Mediterranean port of Kotor, surrounded by city walls, is very well preserved and is under the protection of UNESCO as a world cultural heritage. Between 1420-1797. Kotor belonged to Venice, so the Venetian influence left its mark on the city's architecture. The cliffs of Mount Orijen and Lovćen cover the city.

The settlement is located on the eastern, sunny side of the Boka Kotor Bay, which is the deepest and longest bay on the Adriatic Sea.

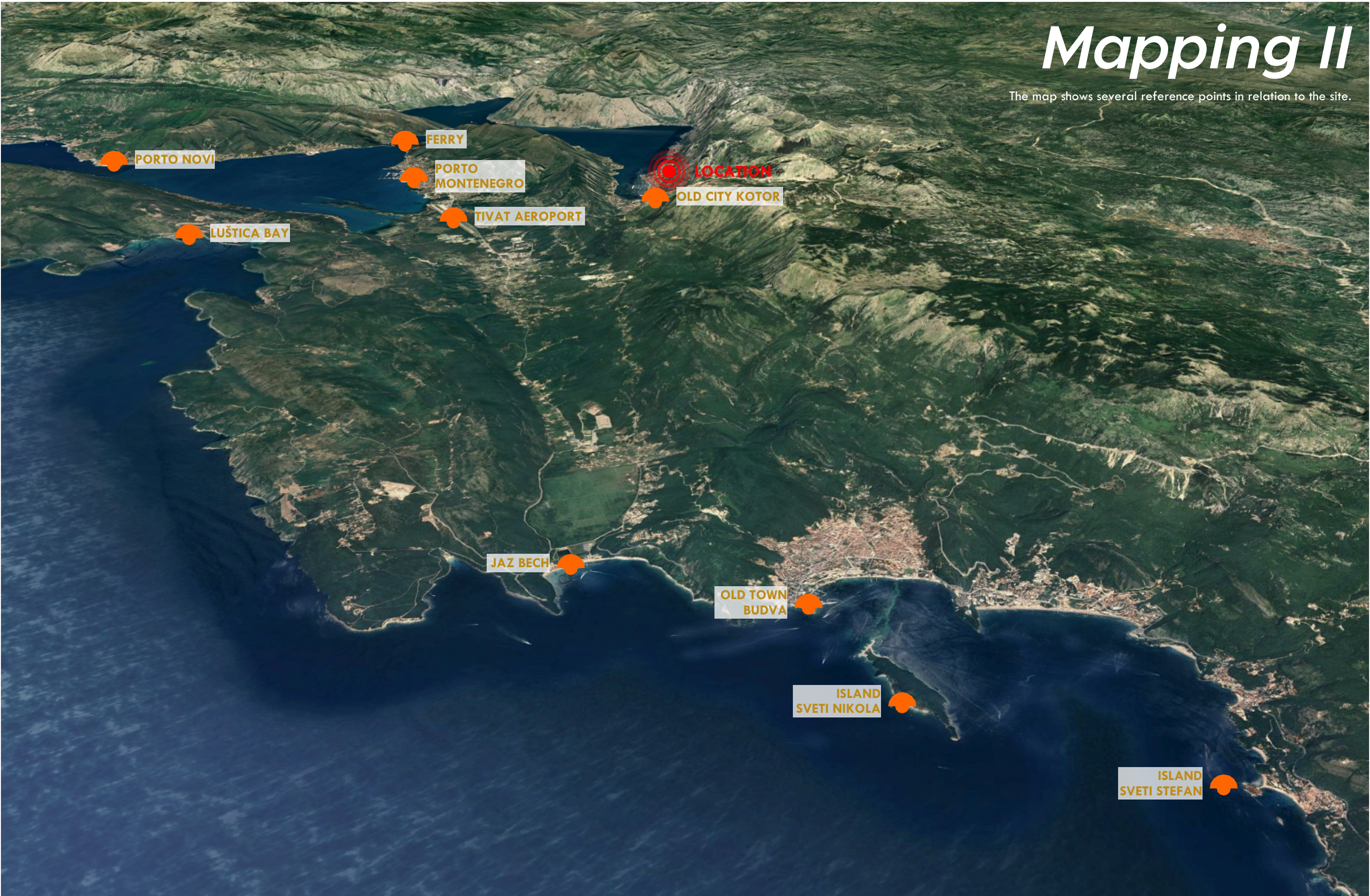
Access to the settlement is from the south-east side from the direction of the old town of Kotor.

Considering the position, the location has good connections with airports in Montenegro, as well as nearby airports in Croatia. The distance and arrival times to them are given in the table below.

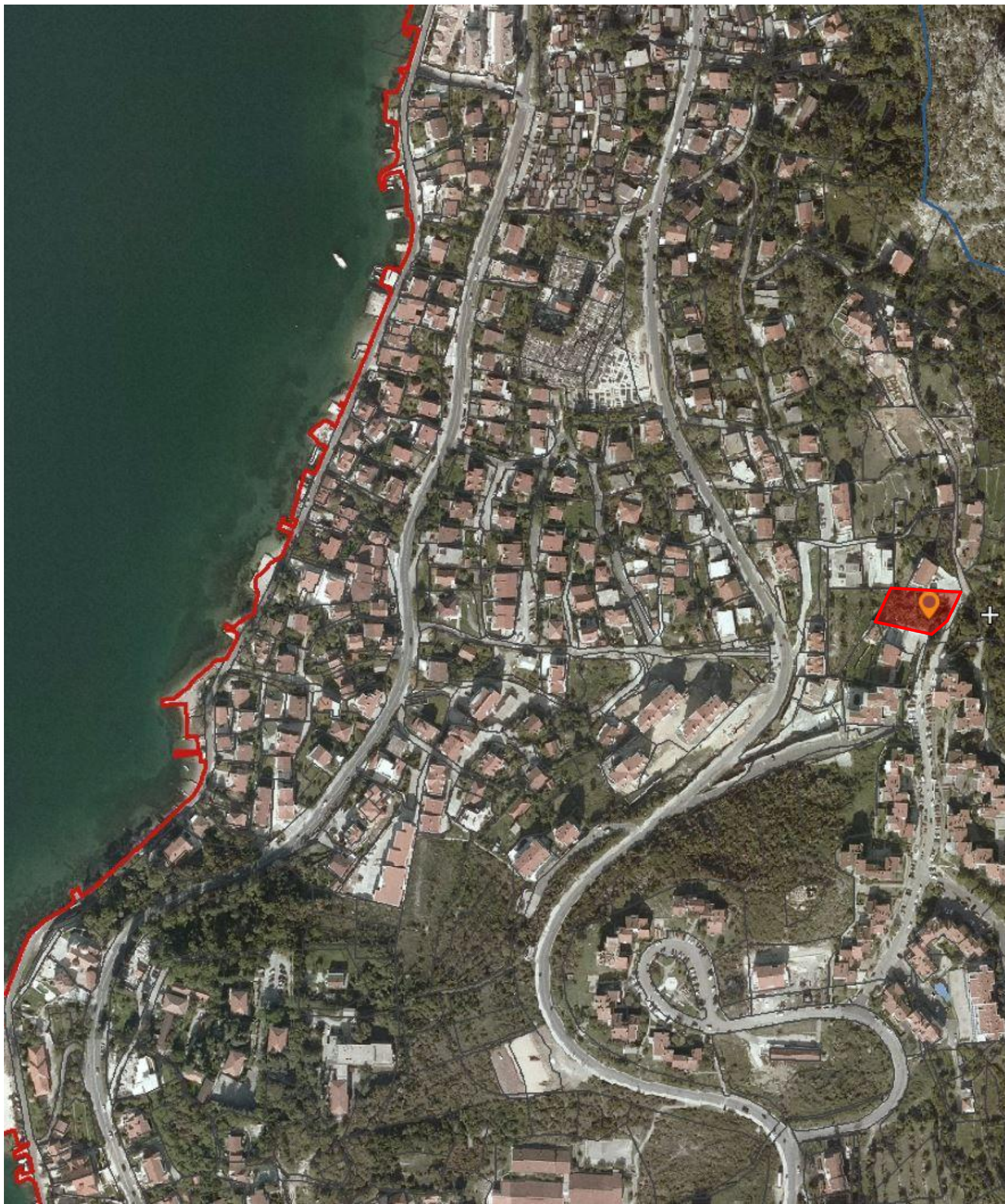
AIRPORT	DISTANCE	TIME
Tivat airport	15 km	20min
Podgorica airport	86 km	1 hr 35min
Dubrovnik airport	74 km	1 hr 40min (+border crossing)

Mapping II

The map shows several reference points in relation to the site.



DESIGN COMPANY:	 SOHA architects	Cetinjski put 36, Ulaz 3, 81000 Podgorica (MNE),	Client:	MER BER GROUP D.O.O.	Building:	STAMBENI OBJEKAT - DOBROTA BAY RESIDENCES	Drawing:	MAPPING II	Scale:	
Concept design author:	Trubljanin Mensur spec.sci.arh.		Design stage:	IDEJNO RJEŠENJE	Location:	KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U ZAHVATU GUR-a, PUP OPŠTINA KOTOR	Date:	petak, 25. april 2025.		

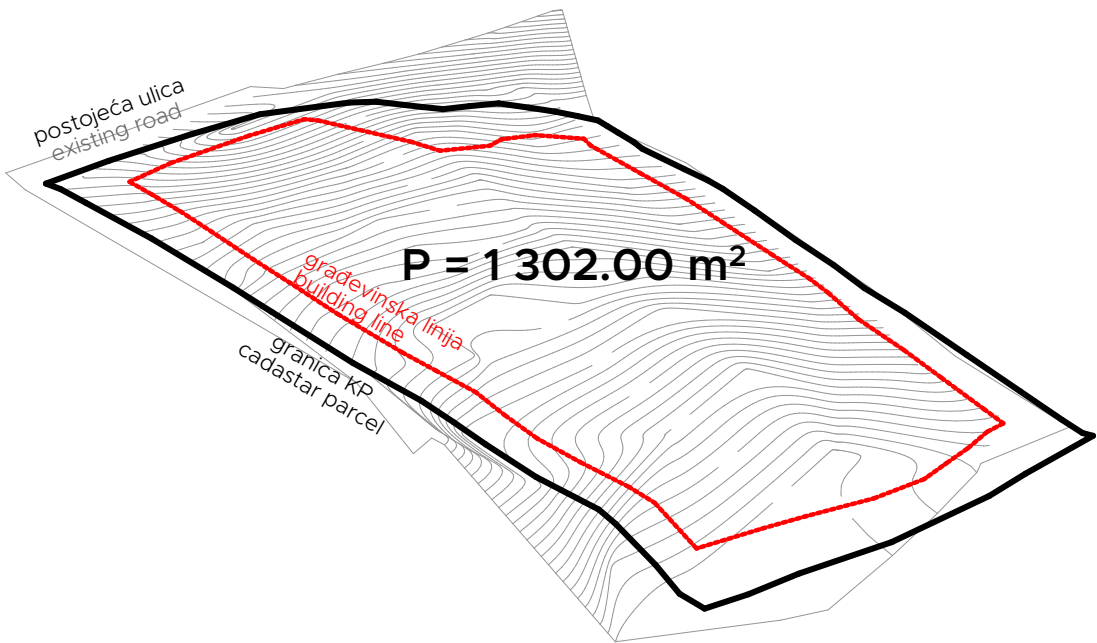


Site description

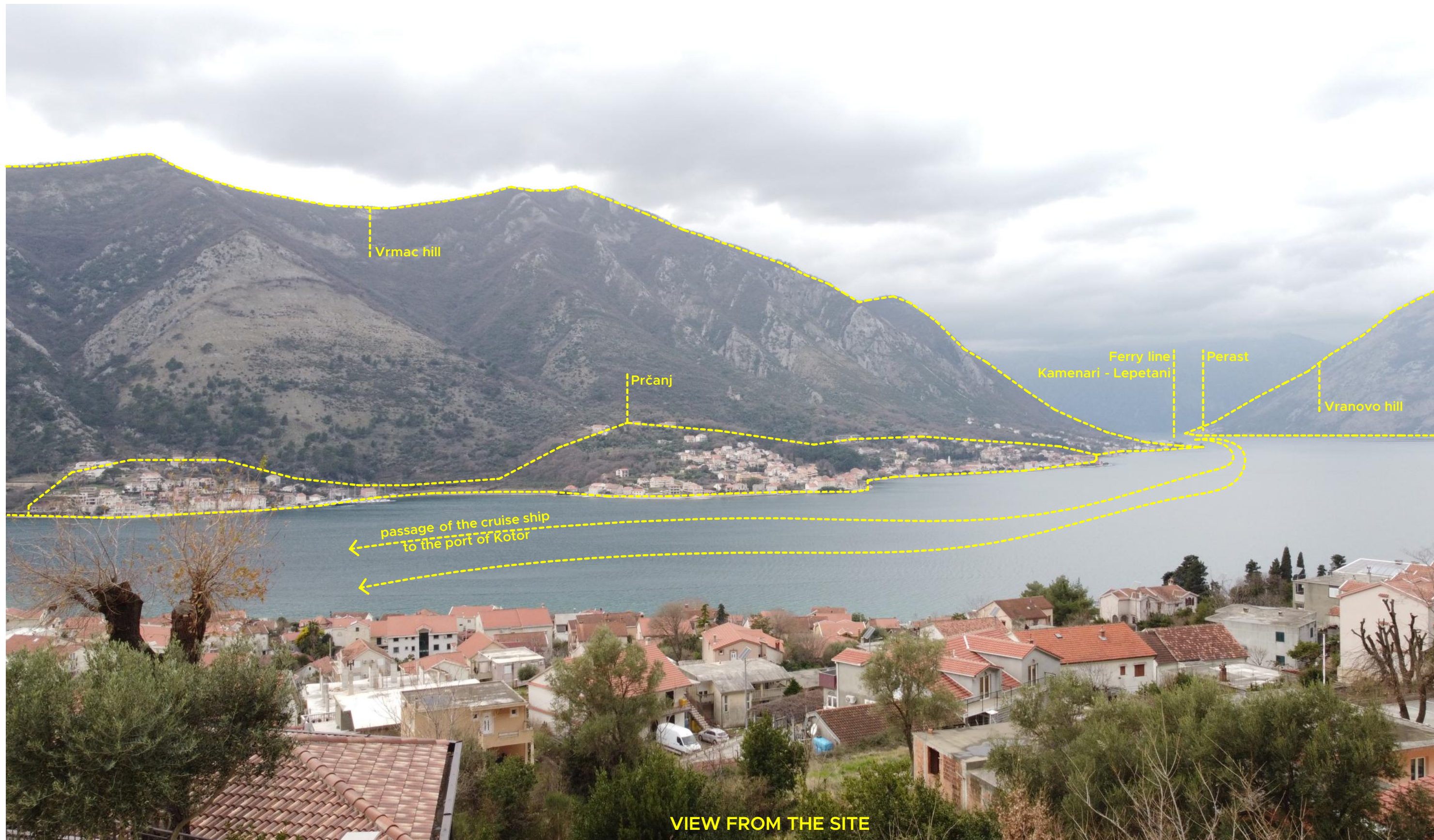
The area of the cadastral plot 1466 K.O. Dobrota I recorded on the geoportal is 1318.05 m2, while 1302 m2 is recorded in the Deed of Titel 2221-rescript, namely 2nd class forest 1094 m2 and 2nd class pasture 208 m2.

The terrain is sloping in the east-west direction, which allows exceptional views of the Adriatic Sea. The height difference along the plot is 14 meters (67-81 meters above sea level). Traffic access is possible from the south side via local, concrete roads. The distance from the sea is about 1 km.

The built-up area at the settlement level is of medium density, with several tourist facilities of smaller capacity such as villas and apartments.



3D model of the site



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**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

PHOTODOCUMENTATION

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
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MER BER GROUP D.O.O.

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STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

PHOTODOCUMENTATION II

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

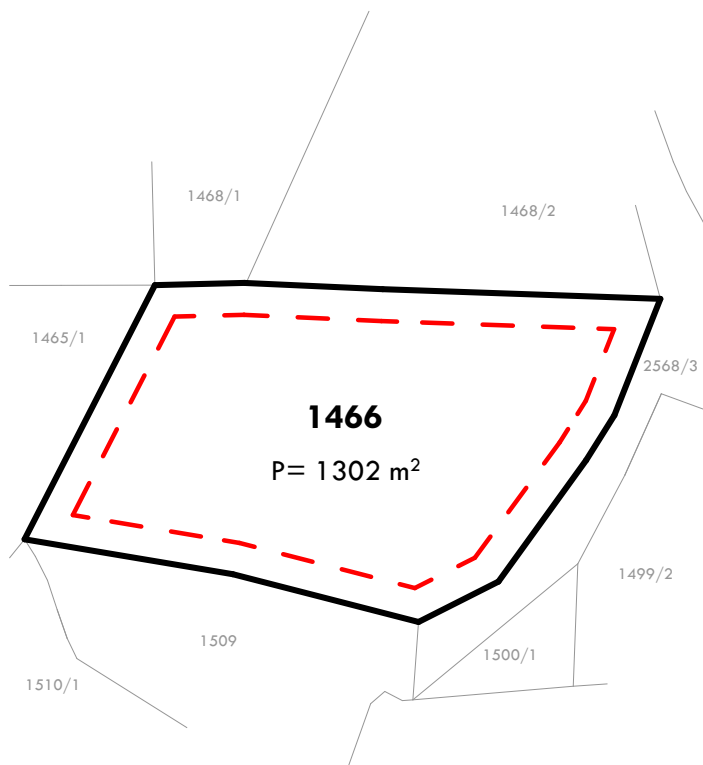
IDEJNO RJEŠENJE

Location:

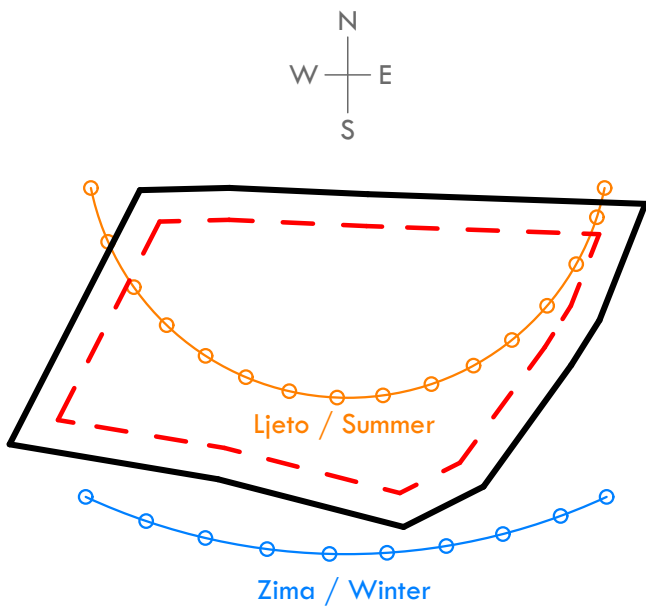
KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

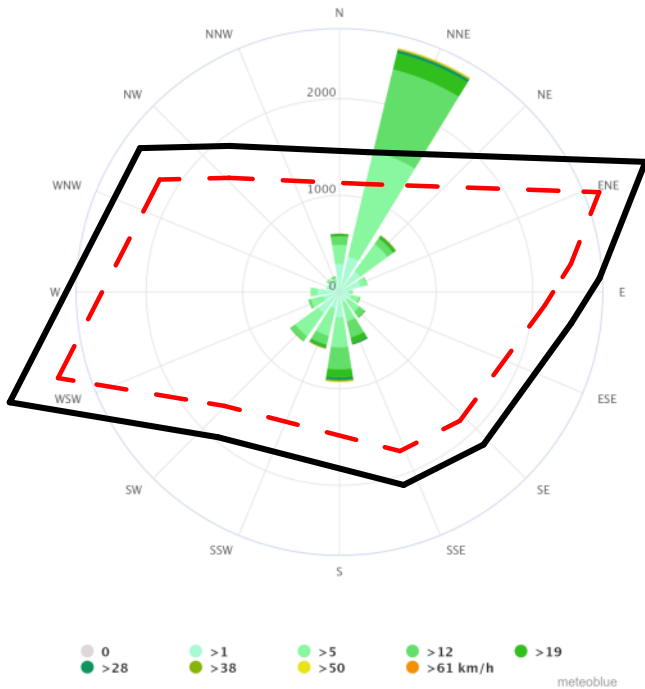
petak, 25. april 2025.



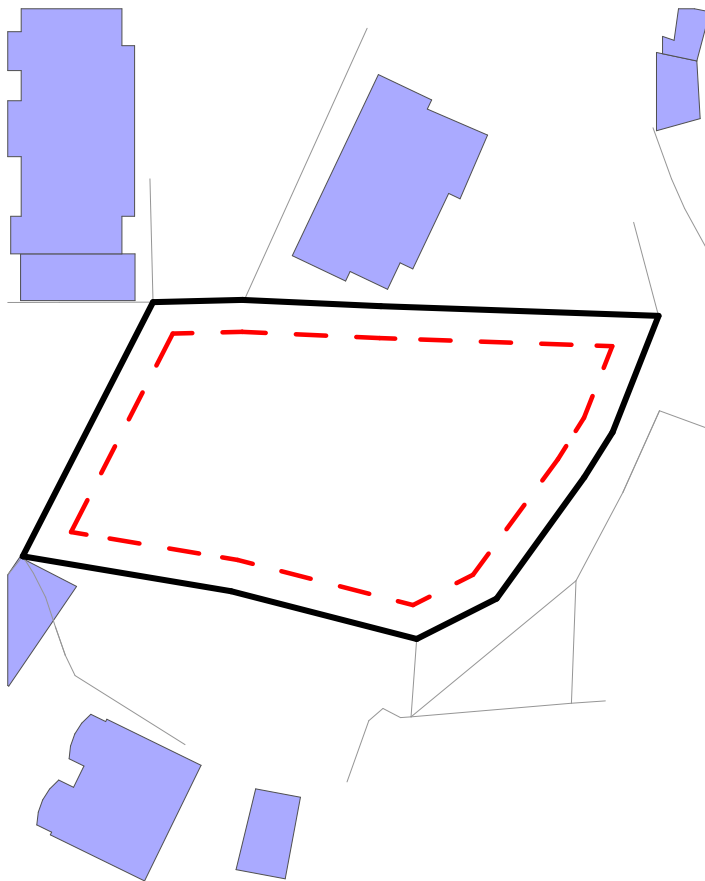
Granice lokacije / Site boundaries



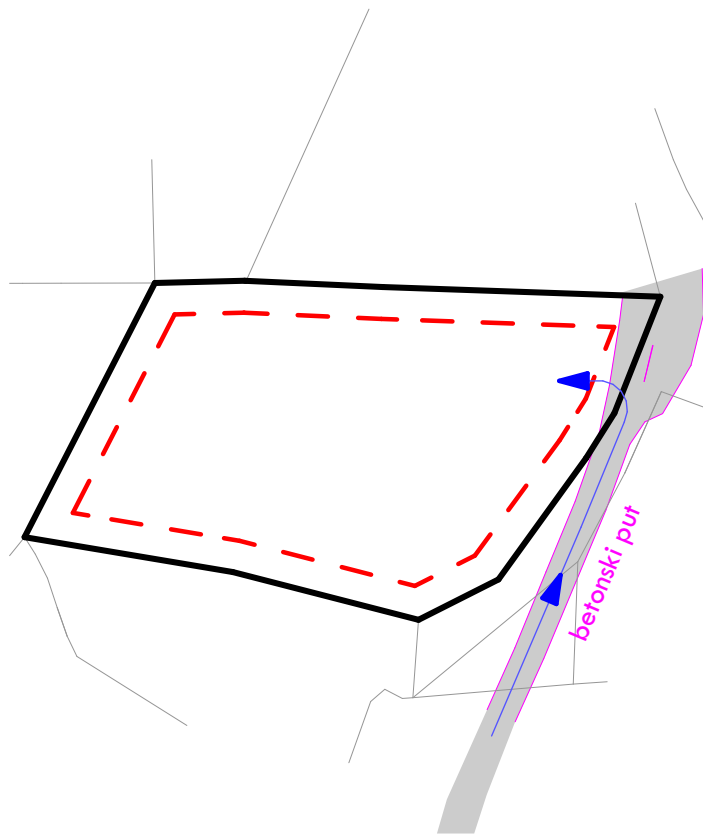
Orijentacija i insolacija / Orientation and sun chart



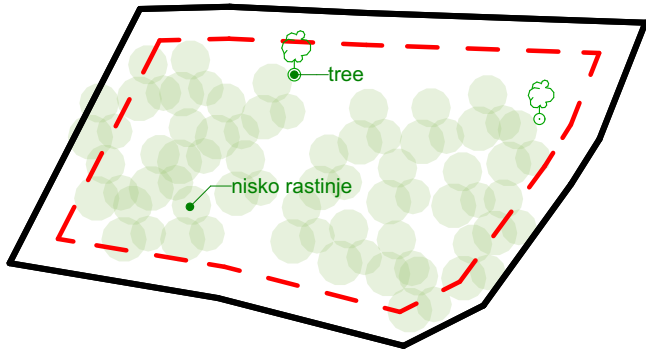
Ruža vjetrova / Wind rose



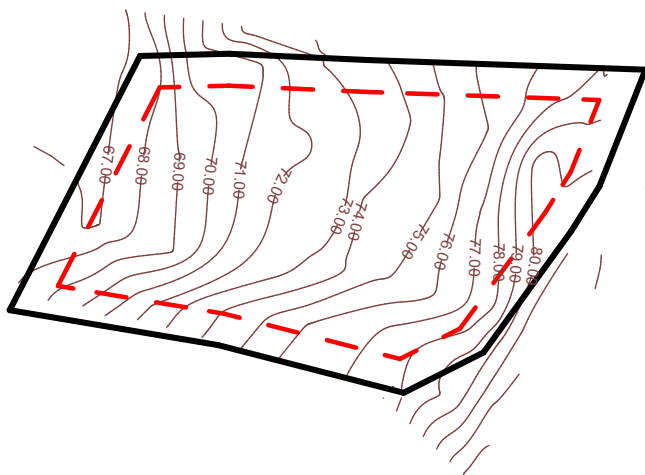
Postojeće strukture / Existing structures



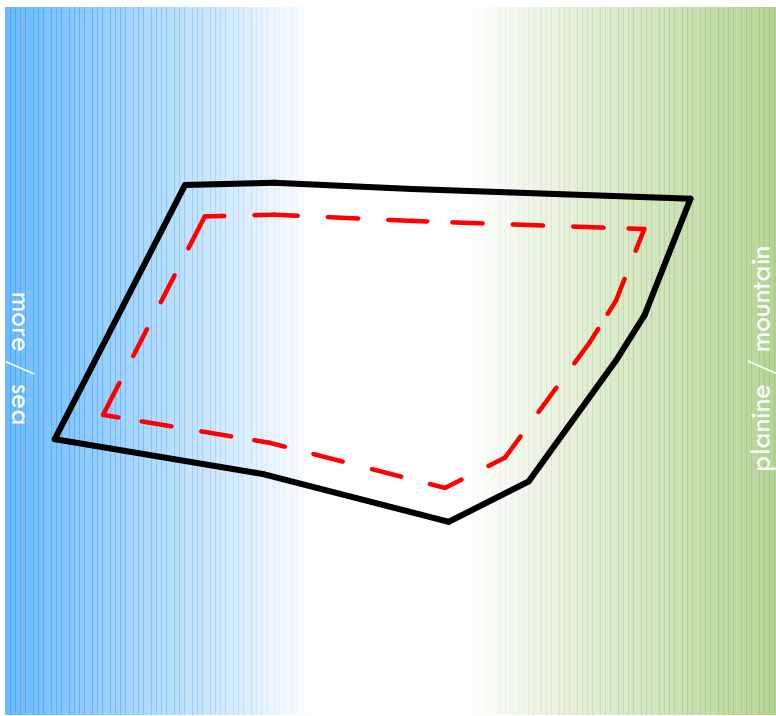
Saobraćaj / Traffic



Vegetacija / Vegetation



Topografija / Topography



Vizure / Views

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Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

SITE CHARACTERISTICS

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
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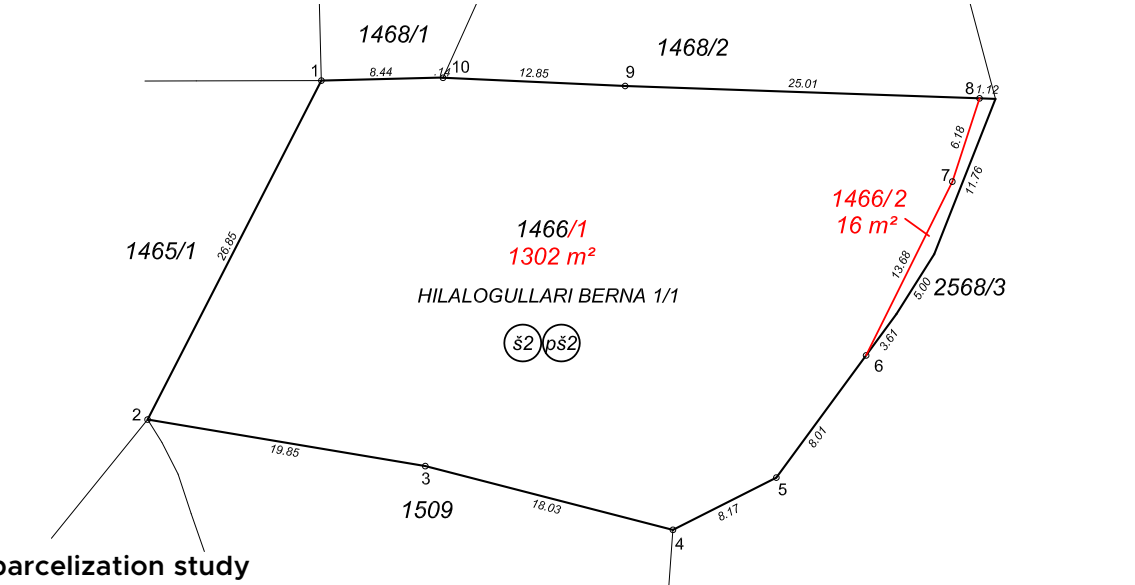
Analysis

Urbanistic parameters

ULAZNI PARAMETRI PO UT USLOVIMA BROJ 03-333/20-14006, izdatih od strane Sekretarijata za urbanizam, građevinarstvo i prostorno planiranje, opštine Kotor, dana 20.04.2021.
INPUT PARAMETERES BY UT CONDITIONS NUMBER 03-333/20-14006, issued by the Secretariat for Urban Planning, Construction and Spatial Planning, Municipality of Kotor, on April 20, 2021.

KP	POVRŠINA KP (m²) PLOT AREA (m²)	MAX. INDEKS ZAUZETOSTI MAX FOOTPRINT AREA INDEX	MAX. ZAUZETOST (m²) MAX FOOTPRINT AREA (m²)	MAX. INDEKS IZGRADENOSTI MAX GROSS AREA INDEX	MAX. IZGRADENOST (m²) MAX BUILT GROSS AREA (m²)
1466/1	1 302.00	0.35	455.70	1.00	1 302.00
	MAX. SPRATNOST OBJEKTA MAX STORIES	MIN. ZELENE POVRŠINE MIN. GREEN AREA	MIN. BROJ PARKING MJESTA MIN PARKING LOT NUMBER		
	P+1+Pk	25-30%	8 PM - 13 PM / 1000 m²		

- **PURPOSE:** Housing - S. Only low-density housing (SMG) can be implemented on newly planned residential areas. The location is located 100-1000m from the coast, outside the caesura.
- **UNDERGROUND FLOORS:** Construction of basements is allowed. No residential or business premises may be located in the basement. Floors below the ground floor level, intended exclusively for the placement of necessary infrastructure, service and auxiliary rooms or garages, are treated as basement, and are not included in the calculation of the built-up index.
- **PARCELATION ELABORATION:** For the location in question, it is necessary to create a parceling plan, which will define the unit of construction land.
- **BUILDING LINE:** Rear and side building lines at 3m from the edge of the construction land-location unit. Building up to the edge of the plot can only be done with the consent of the neighbours. The front building line is determined in relation to neighboring buildings, if there are none, then the 3m parameter applies to it as well. Underground construction lines can be placed up to the edge of the owner's plot, but they must not disturb the stability of neighboring buildings.
- **MAXIMUM HEIGHT OF BUILDINGS:** The maximum height of new buildings is two floors + attic or detached floor, regardless of whether they are e.g. basement + 1 floor or ground floor + 1 floor. The number of floors in zones where the existing buildings exceed five floors is P+2+Pk. For floors P+1+Pk, the maximum height to the cornice is 10m, and to the ridge of the building with a sloping roof is 12m, while in the case of buildings with a flat roof, the maximum height is 11.50m to the uppermost level of the attic of the flat roof.
- **FLOOR HEIGHTS:** For residential underground floors - garages and technical rooms up to 3.0m; For residential and hotel accommodation floors up to 3.5m; Floor heights can be higher than the specified heights in accordance with the special purpose of the building or the application of special regulations, with the fact that the height of the building cannot be higher than the maximum permitted height prescribed in meters and defined by this plan and UT conditions.
- **HORIZONTAL DIMENSIONS:** The maximum horizontal length of the building dimensions is 24m for the front facade, which forms the facade of the building. The gap between two buildings that can be connected by the ground floor is 8m.
- **CONDITIONS AND MEASURES OF PROTECTION OF IMMOVABLE CULTURAL GOODS AND THEIR PROTECTED ENVIRONMENT:**
The location in question is located for the most part in the "Parts historical settlements with modern urbanization" zone, which is bound by MEASURES III:
 - Cover the facade facing the sea with greenery as much as possible.



KAPACITETI - STAMBENE JEDINICE / APARTMENTS PROGRAM							
GAROSNJERE/STUDIO APARTMENT - BG							Σ
naziv jedinice name	BG-TIP01			BG-TIP02			
broj jedinica number of units	2			3			5
NETO površina NET area	27,30m²			27,10m²			135,90m²
broj kreveta number of beds	2x2= 4			2x3= 6			10
JEDNOSOBNI STANOVI/ONE BEDROOM APARTMENT - B1							Σ
naziv jedinice name	B1-TIP01	B1-TIP01a	B1-TIP02	B1-TIP02a	B1-TIP03	B1-TIP03a	
broj jedinica number of units	1	1	2	2	3	2	11
NETO površina NET area	46,50m²	46,70m²	48,60m²	49,50m²	50,70m²	51,50m²	544,50m²
broj kreveta number of beds	2x1= 2	2x1= 2	2x2= 4	2x2= 4	2x3= 6	2x2= 4	22
DVOSOBNI STANOVI/TWO MEDROM APARTMENTS - B2							Σ
naziv jedinice name	B2-TIP01			B2-TIP02			
broj jedinica number of units	1			1			2
NETO površina NET area	98,20m²			88,20m²			186,40m²
broj kreveta number of beds	4x1= 4			4x1= 4			8
REKAPITULACIJA SMJEŠTAJNIH KAPACITETA							Σ
UKUPAN BROJ STAMBENIH JEDINICA / TOTAL NUMBER OF UNITS							18
UKUPAN BROJ KREVETA / TOTAL NUMBER OF BEDS							40
UKUPNA NETO POVRŠINA / TOTAL NET AREA							866,80m²



ukupna NADZEMNA BRUTO površina
total ABOVE GROUND GROSS area
1 296,00 m²

ukupna PODZEMNA BRUTO površina (garaža)
total UNDER GROUND GROSS area
747,50 m²

ukupna BRUTO površina (nadzemno + podzemno)
total GROSS area
2 043,50 m²

ukupan broj stanova / total number of units
18
studio apartmani / studio apartments 5 (28%)
jednosobni stanovi / one bedroom apartments 11 (61%)
dvosobni stanovi / two bedroom apartments 2 (11%)

ukupna PRODAJNA površina (neto kvadratura svih stanova sa terasama)
total SELABLE are (net area of all apartments with terraces)
866,80 m²

ukupna PRODAJNA površina dvorišta/bašta koje pripadaju stanovima na prizemlju oba objekta
total SELABLE area of private gardens for apartments on the ground level for both buildings
290,00 m²

površina sunčališta uz bazen / sun deck area around the pool
100m²

površina bazena / pool area
3,7x11,45m = 42,00m²

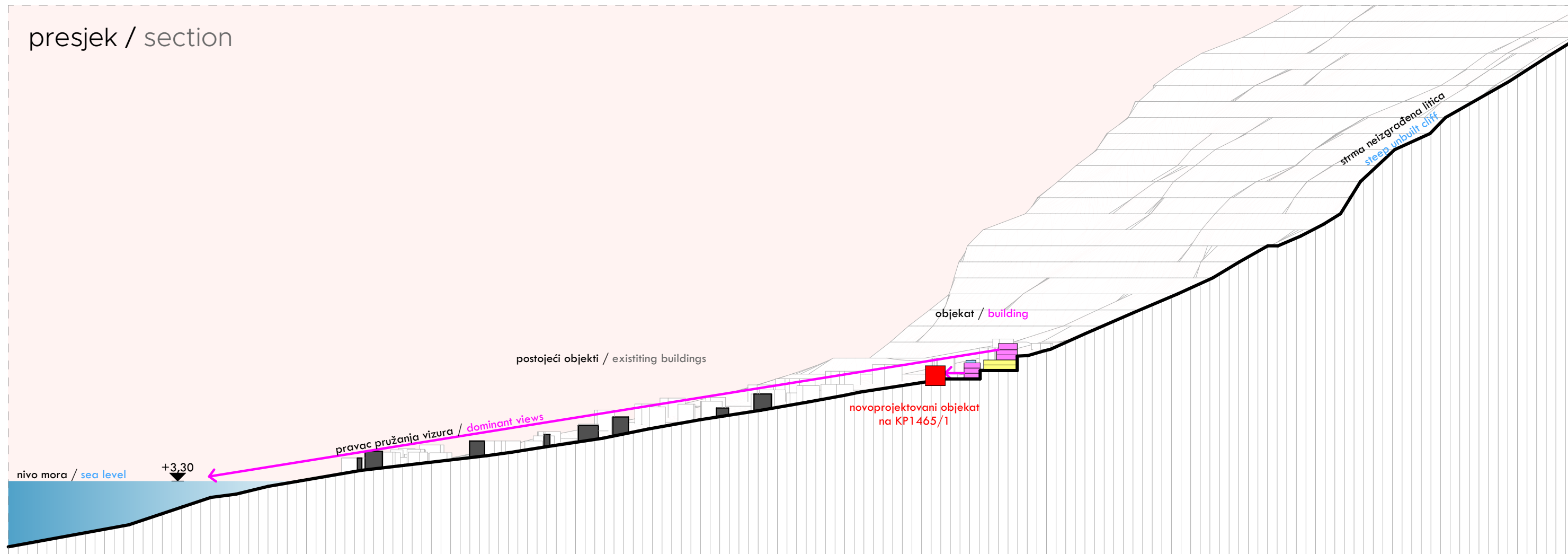
broj parking mjesta u garaži / parking spaces in garage
16
broj parking mjesta u parteru / outdoor parking spaces
2
ukupan broj parking mjesta / total nubmer of parking spaces
18



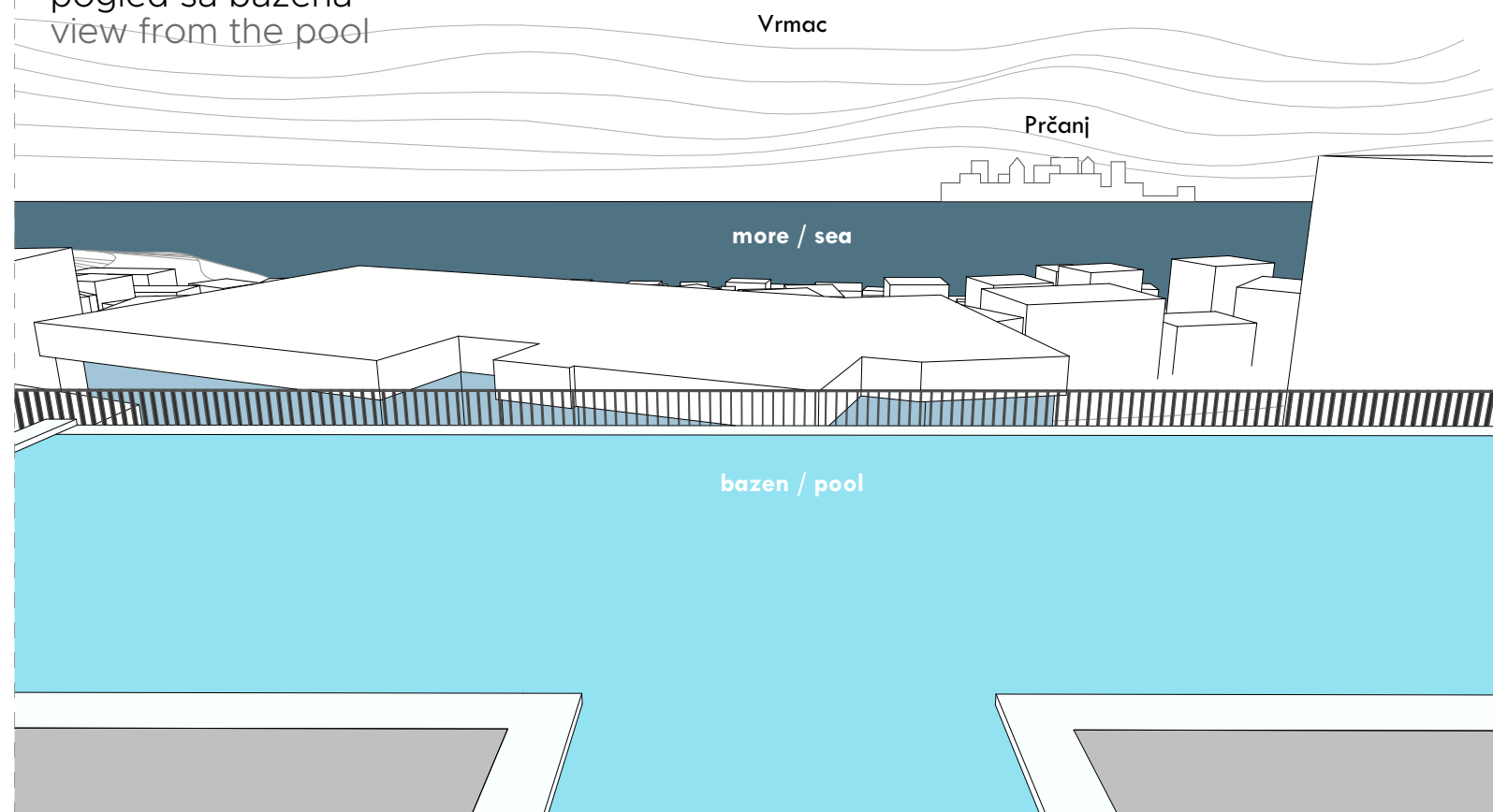
Materijalizacija

Fasadni malter dekorativni malter u bež boji	Zidovi sa završnom oblogom od kamena Lokalni grubo obrađeni kamen	Drvena fasadna obloga Drvene letve od proizvođača Darknot ili sl.
Trotoari i plato oko bazena Štokovane kamene ploče debljine 3cm	Automobilska rampa nauzbljena betonska ploča u nagibu	Obloga bazena Keramika u nijansi slonovače
Ograde u uređenju terena Kovana antracit	Zaštita od sunca na najnižoj etaži ALU škure sa teksturom drveta	Fasadna bravarija ALU sa termoprekidom RAL7016
Završna obrada krova Sedum krov tipa "Urbanscape"	Pod na terasama Keramičke pločice u bež tonu	Travnjaci ispred objekta Zoysia Japonica

presjek / section



pogled sa bazena
view from the pool



pogled sa bazena
view from the pool



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COMPANY:



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MER BER GROUP D.O.O.

Building:

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RESIDENCES

Drawing:

VIEWS

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

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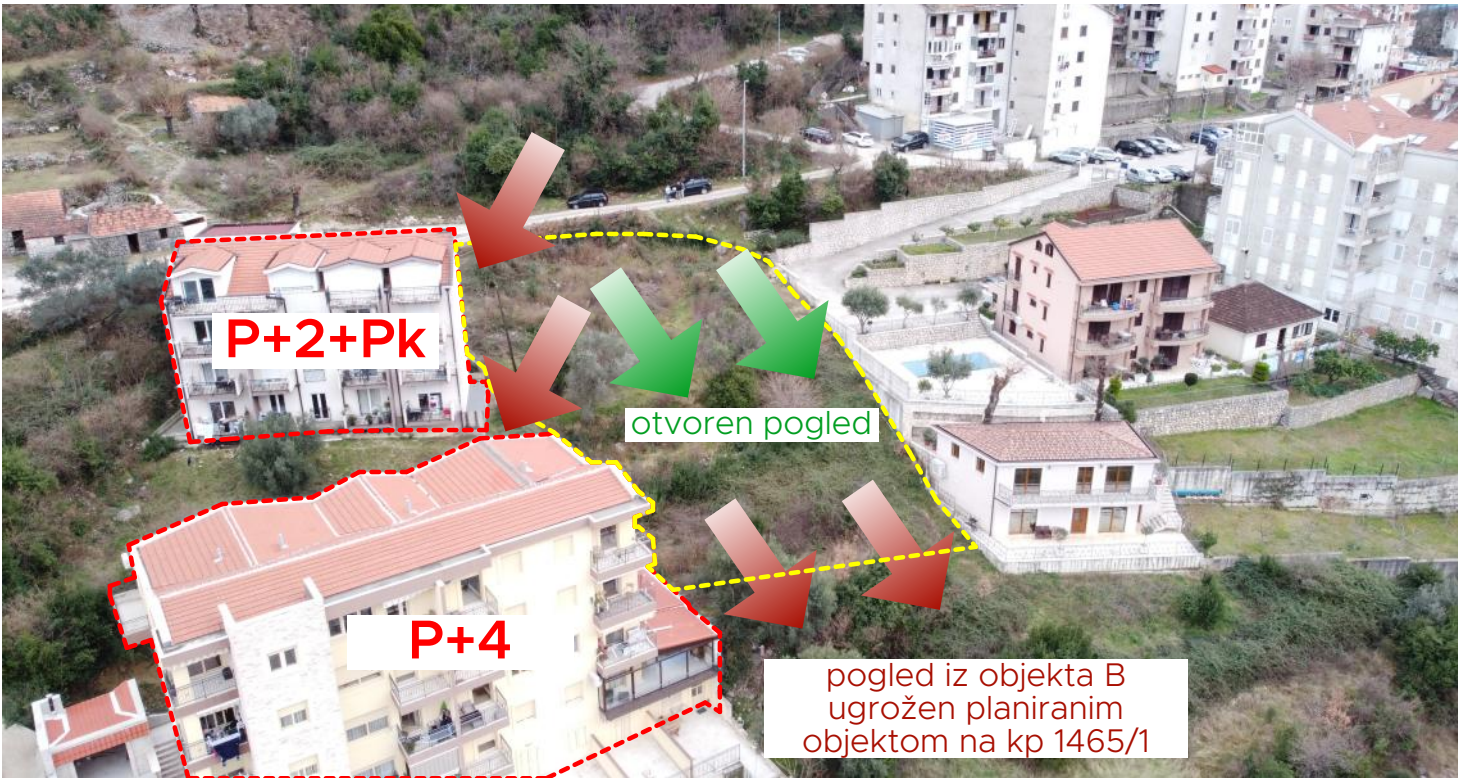
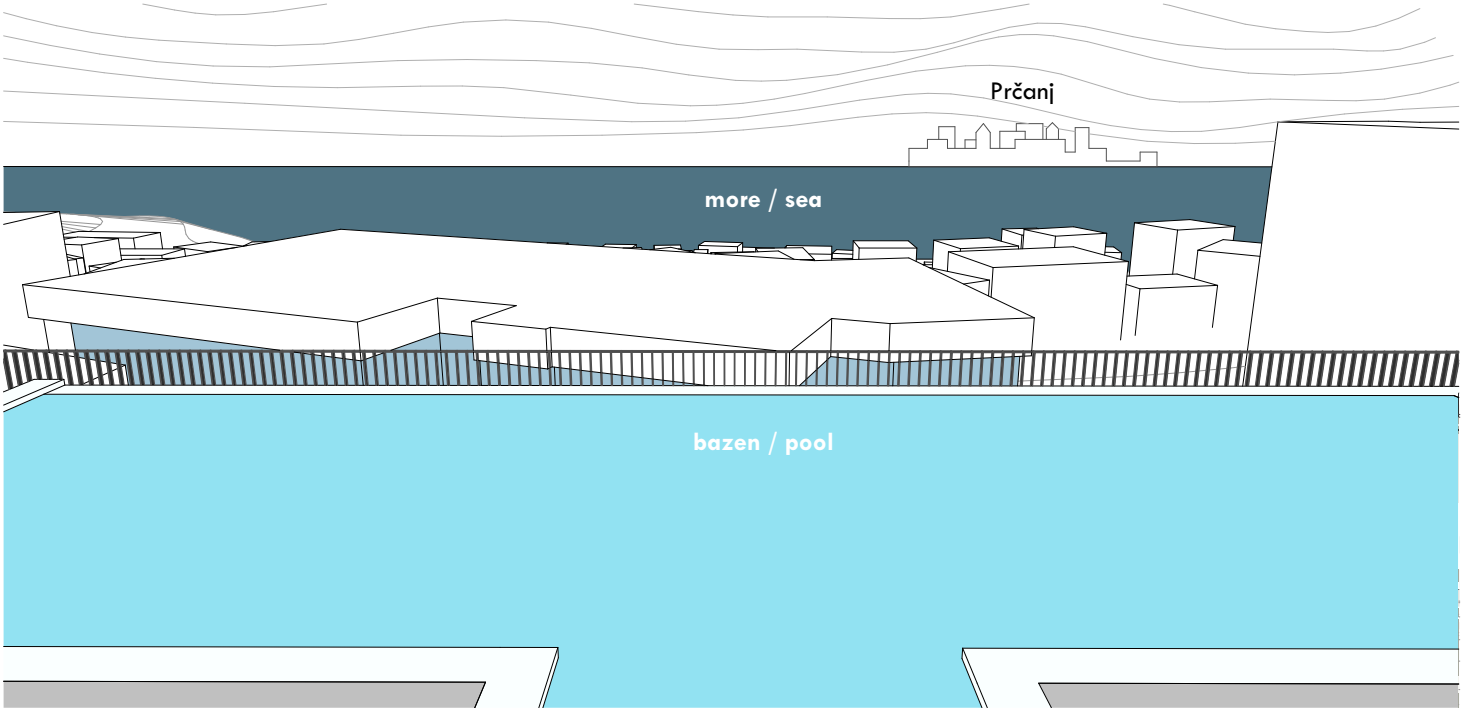
01 VIZURE

Podjela na dva objekta je omogućila bolje vizure prema moru i zalivu. Ranijim konceptom je predviđen jedan objekat, u osnovi oblika latiničnog slova "L", s ciljem što boljih vizura na zaliv u pravcu sjevero-zapad. Međutim taj pravac je značajno opterećen sa dva postojeća objekta na susjednim parcelama spratnosti P+2+Pk i P+4. Na ovaj način bi dosta stanova na nižim etažama ostalo bez adekvatnih vizure. Novim rješenjem je predviđena kaskadirana struktura sa dva objekta čiji su frontovi potpuno otvoreni i usmjereni prema moru. Na ovaj način je izbjegnuta opstrukcija od strane objekata izgrađenih na susjednim parcelama sa sjeverene i južne strane. Kada je u pitanju neizgrađena parcela na zapadnoj strani, odnosno u pravcu dominantnih vizura, projektant smatra da će zbog oblika te parcele, budući objekat na biti pozicioniran izvan dijela značajnog za nesmetane vizure sa objekata na katasraskoj parceli broj 1466/1. Kao što je prikazano na skici, objekat ne može biti postavljen u krajnjem istočnom dijlu katastarske parcele 1465/1, već zapadnije, a samim ti i niže, jer je i teren na toj parceli u značajnom padu. Imajući u vidu ograničenje iz UT uslova da objekat može biti maksimalne visine P+1+Pk, mišljenja smo da budući objekat može minimalno uticati na projektovani objekte na 1466/1, odnosno da će taj uticaj biti osjetan samo na najnižoj etaži druge kaskade, u kojoj su smještene dvije stambene jedinice



01 VIEWS

The division into two buildings allowed for better views of the sea and the bay. The earlier Concept proposed one building, with floor plan shaped as the Latin letter "L", with the aim of better views of the bay in the north-west direction. However, that direction is significantly burdened by two existing buildings on neighboring plots with P+2+Pk and P+4 stories. In this way, many apartments on the lower floors would remain without adequate views. The new Design proposed a cascaded structure with two buildings whose fronts are completely open and directed towards the sea. In this way, obstruction by buildings built on neighboring plots on the north and south sides was avoided. When it comes to the undeveloped plot on the western side, in the direction of the dominant views, the designer believes that due to the shape of that plot, the future building will be positioned outside the part significant for unobstructed views from the buildings on cad. parc. 1466/1. As shown in the sketch, the building cannot be placed in the far eastern section of cad. parc. 1465/1, but further west, and therefore lower, because the terrain on that plot is also in a significant decline. Bearing in mind the limitation from the UT conditions that the building can be of maximum height P+1+Pk, we are of the opinion that the future building can have a minimal impact on the designed buildings at 1466/1, i.e. that this impact will be felt only on the lowest floor of the second cascade, in which there are two residential units.



old concept - statistics

KAPACITETI - STAMBENE JEDINICE / APARTMENTS PROGRAM										
	GAROSNJERE/STUDIO APARTMENT - G									Σ
naziv jedinice name	G-TIP01				G-TIP01α					
broj jedinica number of units	2				1				3	
NETO površina NET area	28,70m ²				28,70m ²				86,10m ²	
broj kreveta number of beds	2x2= 4				2x1= 2				6	
	JEDNOSOBNI STANOVI/ONE BEDROOM APARTMENT - A1									Σ
naziv jedinice name	A1-TIP01	A1-TIP01α	A1-TIP02	A1-TIP02α	A1-TIP03	A1-TIP03α	A1-TIP04	A1-TIP05	A1-TIP06	
broj jedinica number of units	2	2	1	1	1	1	1	1	1	11
NETO površina NET area	46,60m ²	47,30m ²	54,10m ²	55,10m ²	47,90m ²	48,90m ²	56,00m ²	63,00m ²	52,00m ²	564,80m ²
broj kreveta number of beds	2x2= 4	2x2= 4	2x1= 2	2x1= 2	2x1= 2	2x1= 2	2x1= 2	2x1= 2	2x1= 2	22
	DVOSOBNI STANOVI/TWO MEDROM APARTMENTS - A2									Σ
naziv jedinice name	A2-TIP01				A2-TIP02					
broj jedinica number of units	1				1				2	
NETO površina NET area	87,20m ²				97,50m ²				184,70m ²	
broj kreveta number of beds	4x1= 4				4x1= 4				8	
	REKAPITULACIJA SMJEŠTAJNIH KAPACITETA									Σ
UKUPAN BROJ STAMBENIH JEDINICA / TOTAL NUMBER OF UNITS									16	
UKUPAN BROJ KREVETA / TOTAL NUMBER OF BEDS									36	
UKUPNA NETO POVRŠINA / TOTAL NET AREA									835,60m ²	

KONSTRUKCIJA / STRUCTURE

Podjela na dva objekta je obezbijedila racionalniju konstrukciju bez velikih potpornih zidova ispred objekata. Objekat na zapadnoj strani funkcioniše kao potporna konstrukcija većeg objekta na istočnoj strani. Takođe kod oba objekta najniže etaže dolaze do nivoa tla, te nije potrebno dodatno ukopavanje temelja.

The division into two buildings provided a more rational construction without large retaining walls in front of the buildings. The building on the west side functions as a supporting structure for the larger building on the east side. Also, in both buildings, the lowest floors reach the ground level, so no additional digging for the foundation is required.

BAZEN / POOL

Pozicioniranjem bazena na krovu objekta B, dobijen je komforan prostor za korisnike. Pogeld sa bazena je u potpunosti otvoren, sa dužom "infinity" linijom, kao i većim prostorom za sunčalište. Do nivoa bazena vodi jedan od liftova u objektu, te je na taj način olakšana komunikacija.

By positioning the pool on the roof of building B, a comfortable space for users was obtained. The view from the pool is completely open, with a longer "infinity" line, as well as a larger area for sunbathing. One of the elevators leads to the pool level, which makes communication easier.

new concept - statistics

KAPACITETI - STAMBENE JEDINICE / APARTMENTS PROGRAM							
		GAROSNJERE/STUDIO APARTMENT - BG					Σ
naziv jedinice name	BG-TIP01		BG-TIP02				
broj jedinica number of units	2		3			5	
NETO površina NET area	27,30m ²		27,10m ²			135,90m ²	
broj kreveta number of beds	2x2= 4		2x3= 6			10	
		JEDNOSOBNI STANOVI/ONE BEDROOM APARTMENT - B1					Σ
naziv jedinice name	B1-TIP01	B1-TIP01α	B1-TIP02	B1-TIP02α	B1-TIP03	B1-TIP03α	
broj jedinica number of units	1	1	2	2	3	2	11
NETO površina NET area	46,50m ²	46,70m ²	48,60m ²	49,50m ²	50,70m ²	51,50m ²	544,50m ²
broj kreveta number of beds	2x1= 2	2x1= 2	2x2= 4	2x2= 4	2x3= 6	2x2= 4	22
		DVOSOBNI STANOVI/TWO MEDROM APARTMENTS - B2					Σ
naziv jedinice name	B2-TIP01		B2-TIP02				
broj jedinica number of units	1		1			2	
NETO površina NET area	98,20m ²		88,20m ²			186,40m ²	
broj kreveta number of beds	4x1= 4		4x1= 4			8	
		REKAPITULACIJA SMJEŠTAJNIH KAPACITETA					Σ
UKUPAN BROJ STAMBENIH JEDINICA / TOTAL NUMBER OF UNITS							18
UKUPAN BROJ KREVETA / TOTAL NUMBER OF BEDS							40
UKUPNA NETO POVRŠINA / TOTAL NET AREA							866,80m ²

STATISTIKA / STATISTICS

Iznad je data uporedna statistika starog i novog rješenja, u kojoj se može vidjeti da je novim rješenjem dobijen veći broj stanova i parking mjesta, kao i sve ukupno veća prodajna površina za skoro 40m².

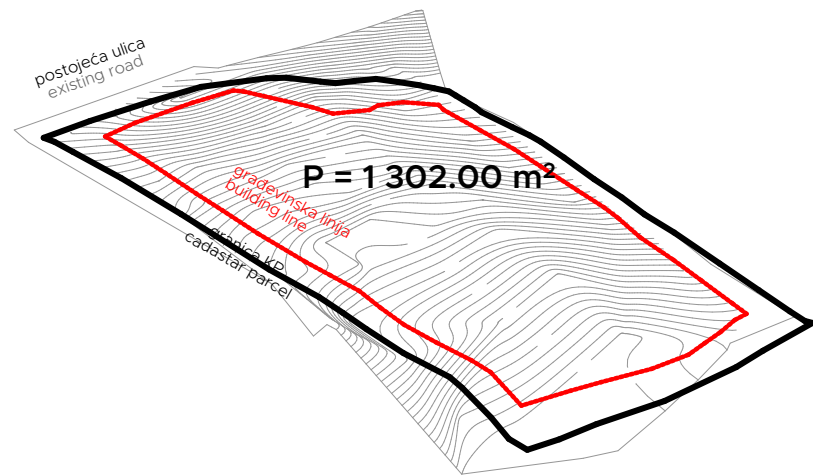
Above are the comparative statistics of the old and new Cocnept, in which it can be seen that the new Concept resulted in a greater number of apartments, a greater number of parking spaces, as well as an ever larger sales area for almost 40m².

SAOBRAĆAJ / TRAFFIC

Ulaz u garažu je obezbijeden rampom na sjevernoj strani parcele, u dijelu u kom se nalazi i pristup susjednoj parceli. Na ovaj način izbjegnut je ulazak u auto lift direktno sa ulice, već se to radi na nivou garaže, gdje nema opasnosti od eventualnih nezgoda.

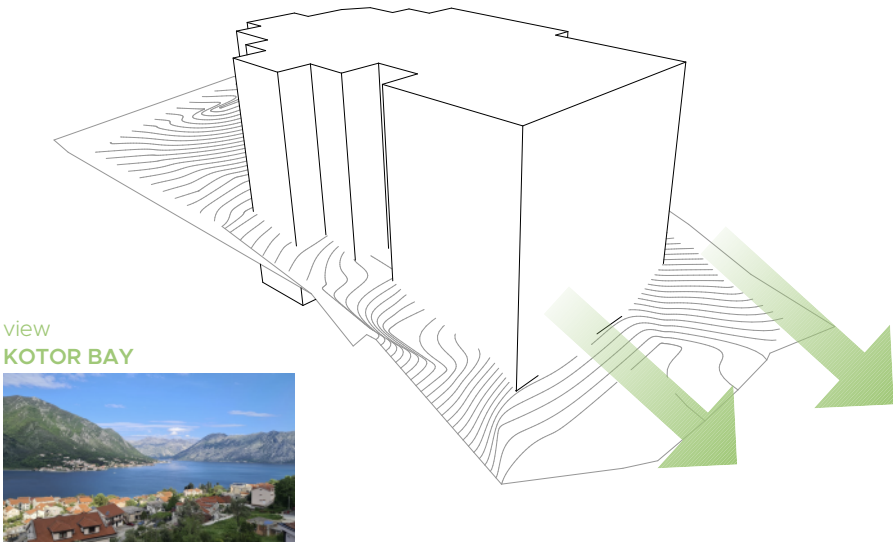
The entrance to the garage is provided by a ramp on the north side of the plot, in the part where there is access to the neighboring parcel to. In this way, entering the car lift directly from the street is avoided, but it is done at the level of the garage, where there is no danger of possible accidents.

01.



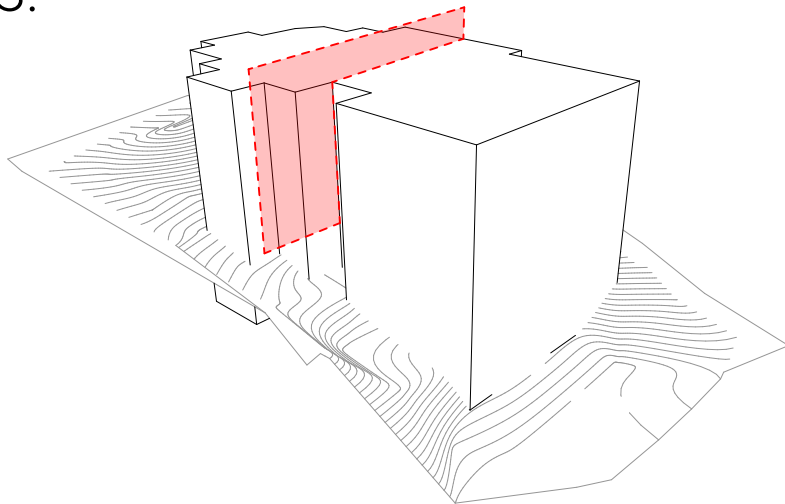
PARCELA / PARCEL
Građevinska parcela sa prikazanim grafičkim ograničenjima.
Building plot with graphic restrictions shown.

02.



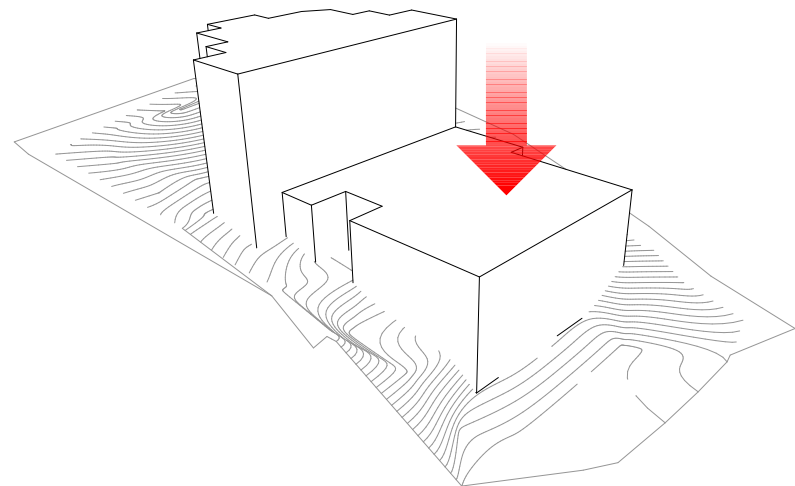
DISPOZICIJA OBJEKTA / BUILDING POSITION
Pozicioniranje objekta u odnosu na dominantne vizure.
Positioning of the building in relation to dominant views.

03.



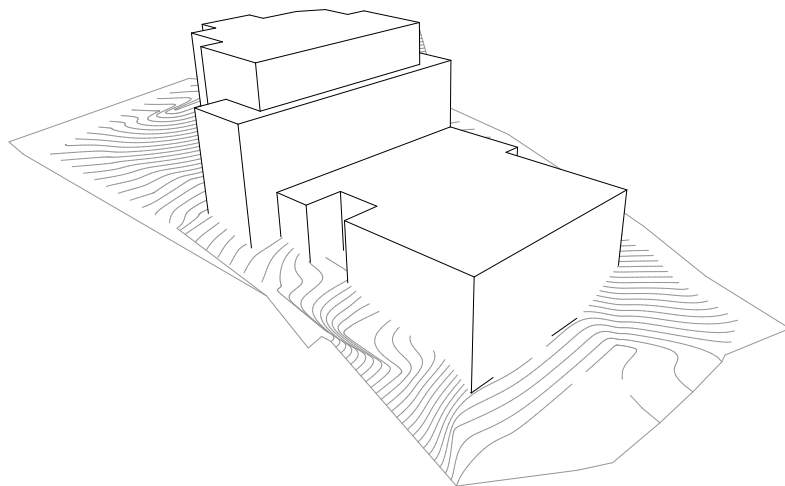
SEGMENTIRANJE OBJEKTA / BUILDING SEGMENTS
Objekat dijelimo na dva segmenta, kako bi izbjegli prevelik uticaj jedne mase na zatečeno okruženje.
The building is divided into two segments, in order to avoid the excessive influence of one mass on the surrounding environment.

04.



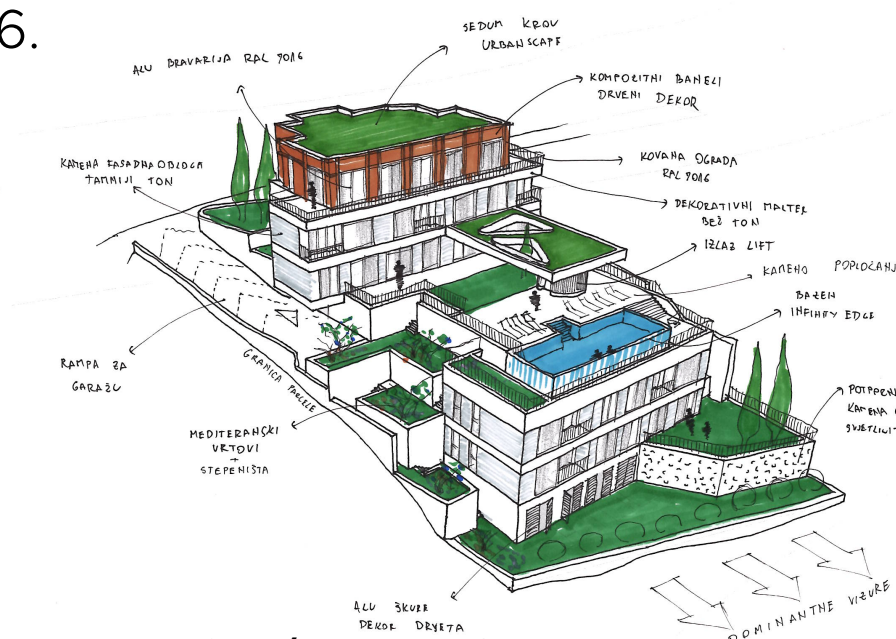
KASKADIRANJE OBJEKTA / BUILDING HEIGHTS
Shodno konfiguraciji terena objekat je podijeljen u dva segmenta, oba imaju tri vidljive etaže.
According to the configuration of the terrain, the building is divided into two segments, both have 3 visible stories.

05.



UVOĐENJE POVUČENE ETAŽA / ATTIC FLOORS
Shodno UT uslovima posljednja etaža je projektovana kao povučena etaža.
According to UT conditions, the last floor is designed as attic floor.

06.



MATERIJALIZACIJA / MATERIALS
Skica prikazuje predložene materijale na objektu.
The sketch shows the proposed materials on the building.

DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

CONCEPT DEVELOPMENT

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

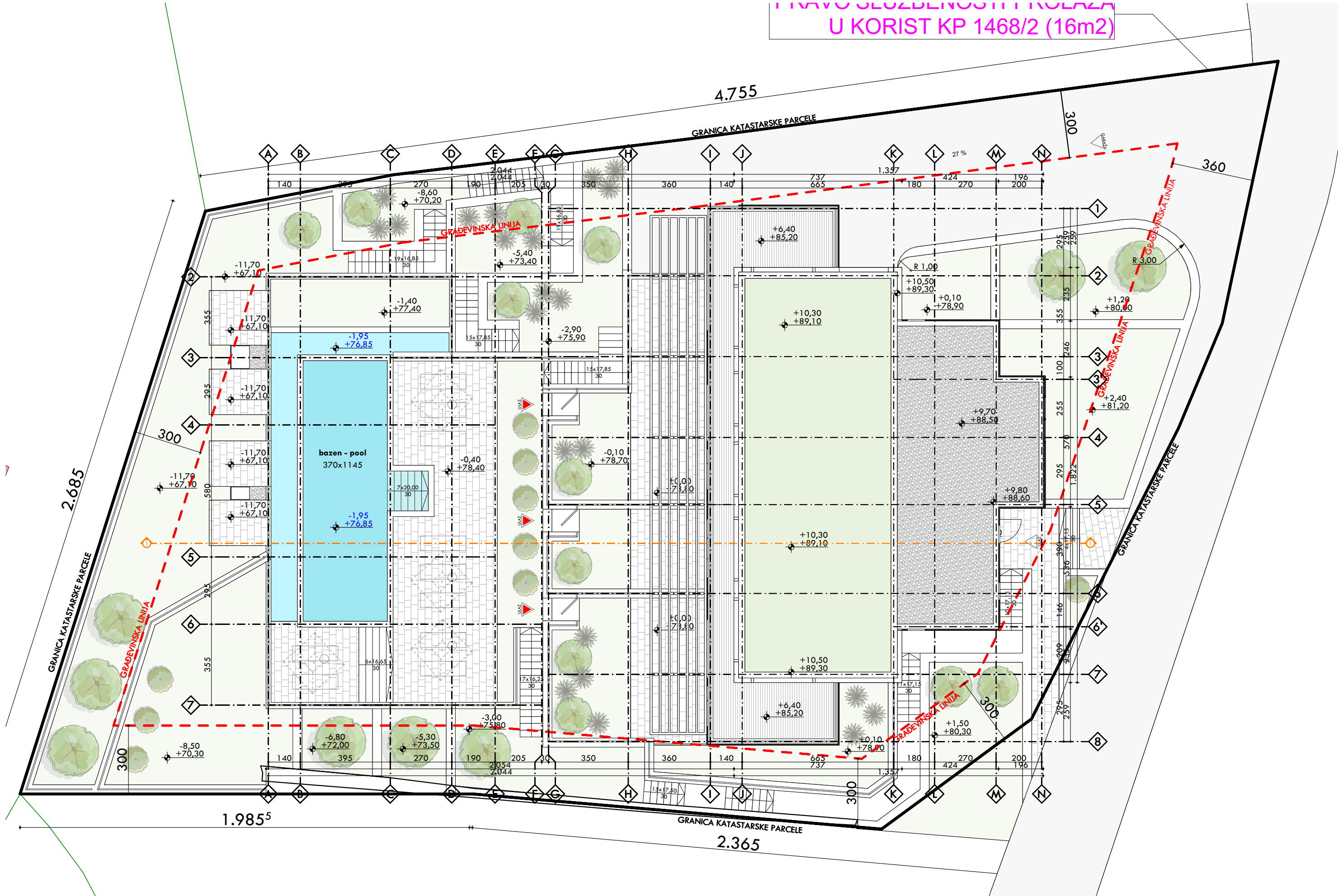
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

SITE PLAN

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

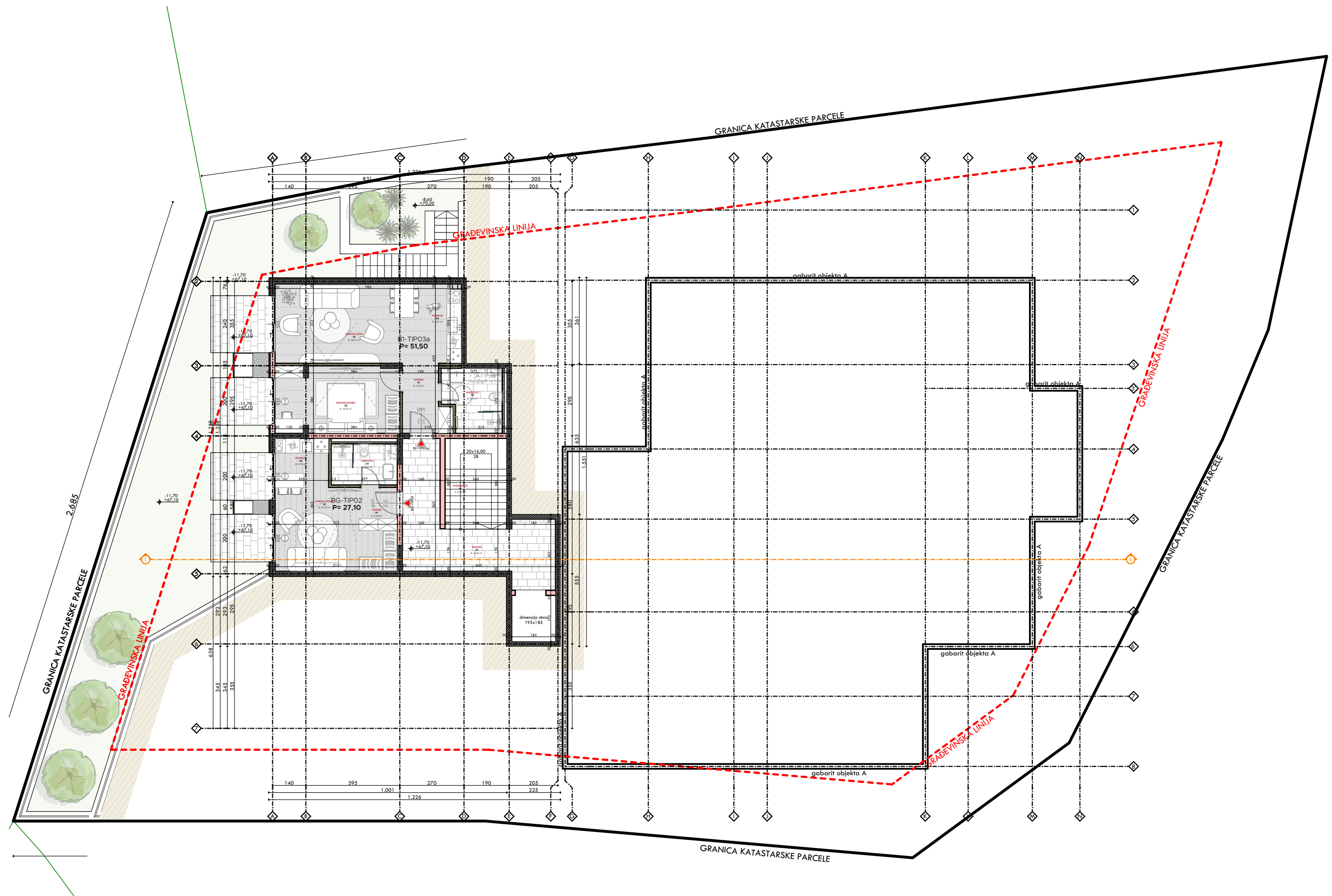
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 01

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

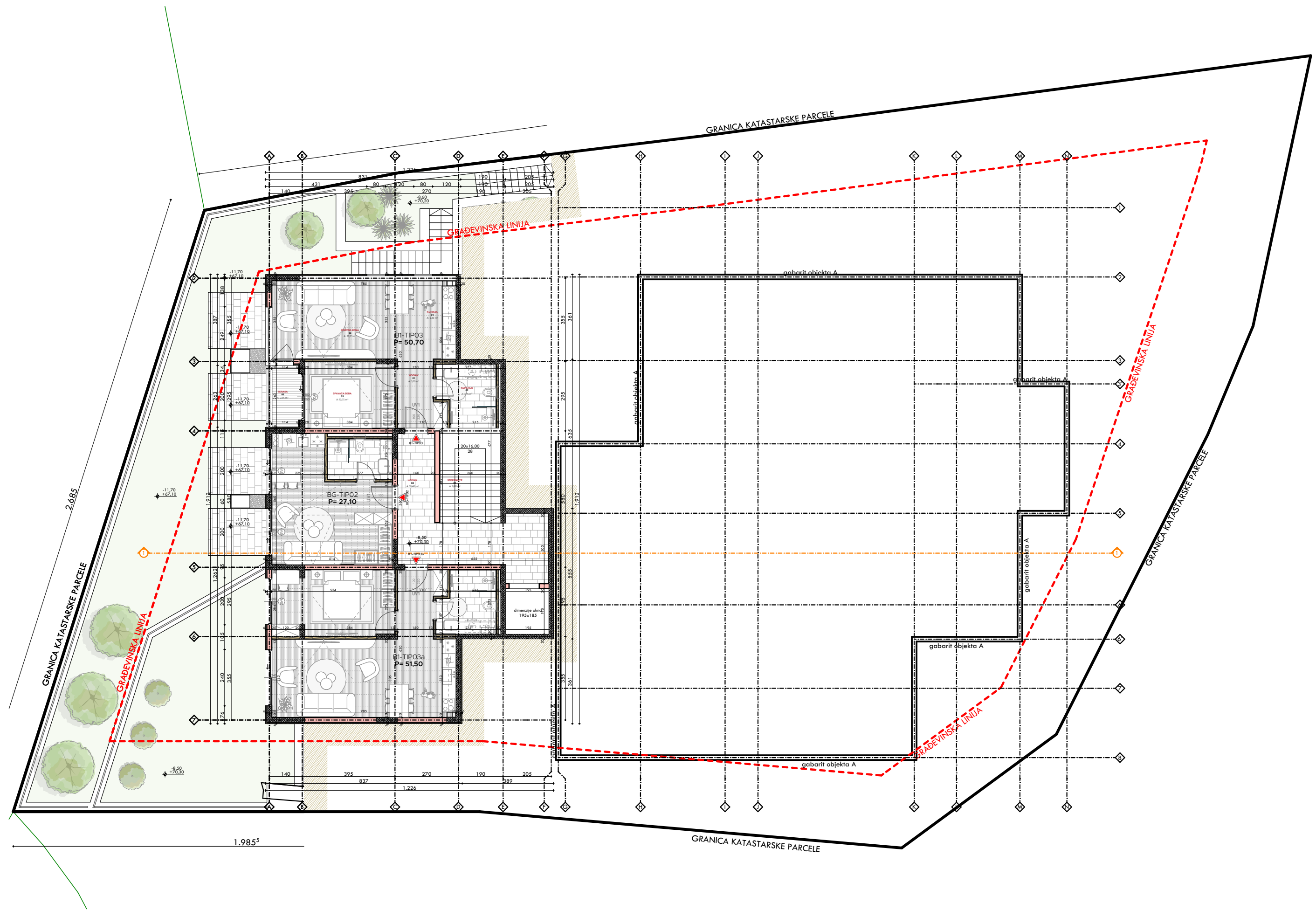
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Client:

MER BER GROUP D.O.O.

Design stage:

IDEJNO RJEŠENJE

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Drawing:

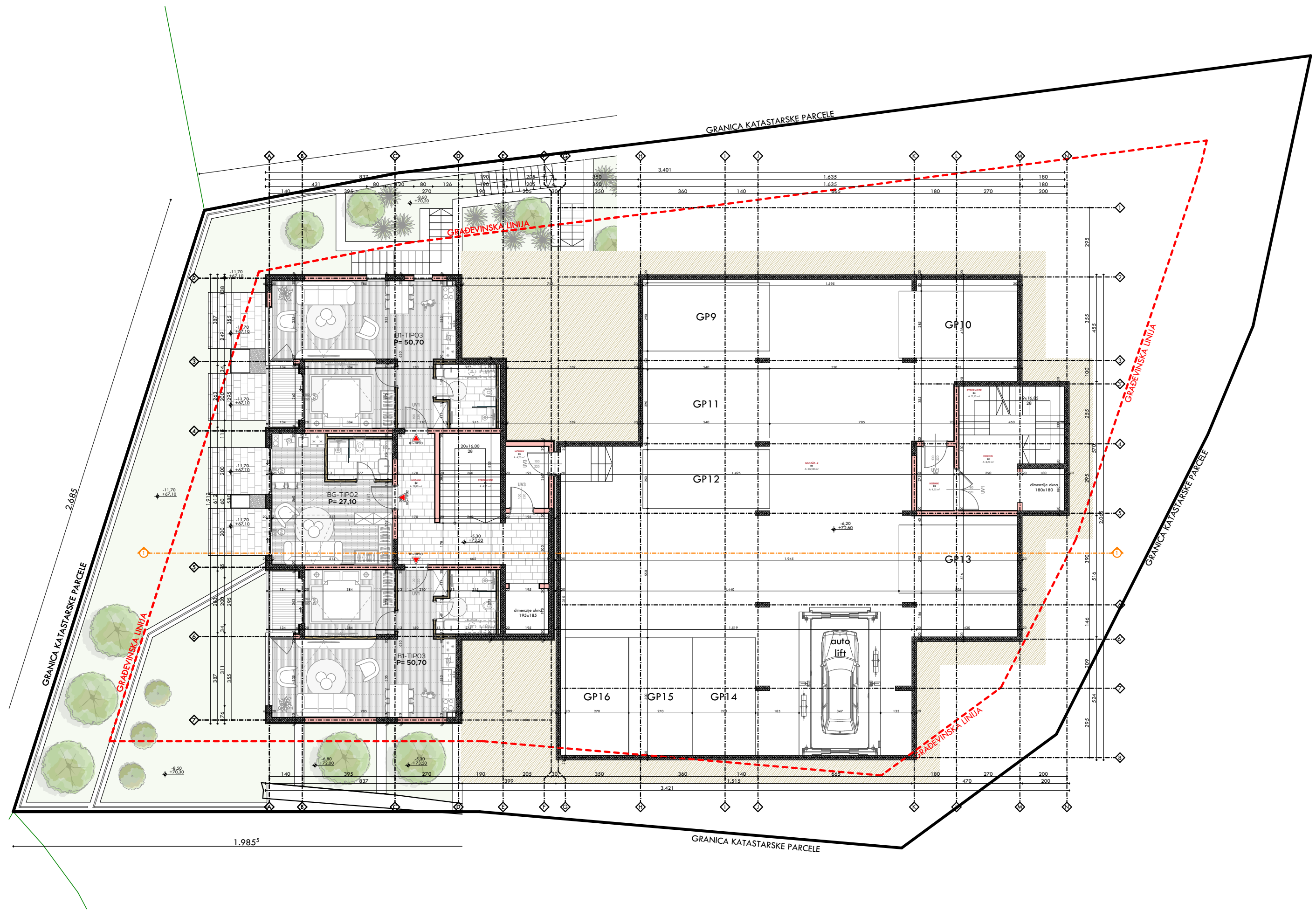
LEVEL 02

Date:

Scale:

1:150

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 03

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

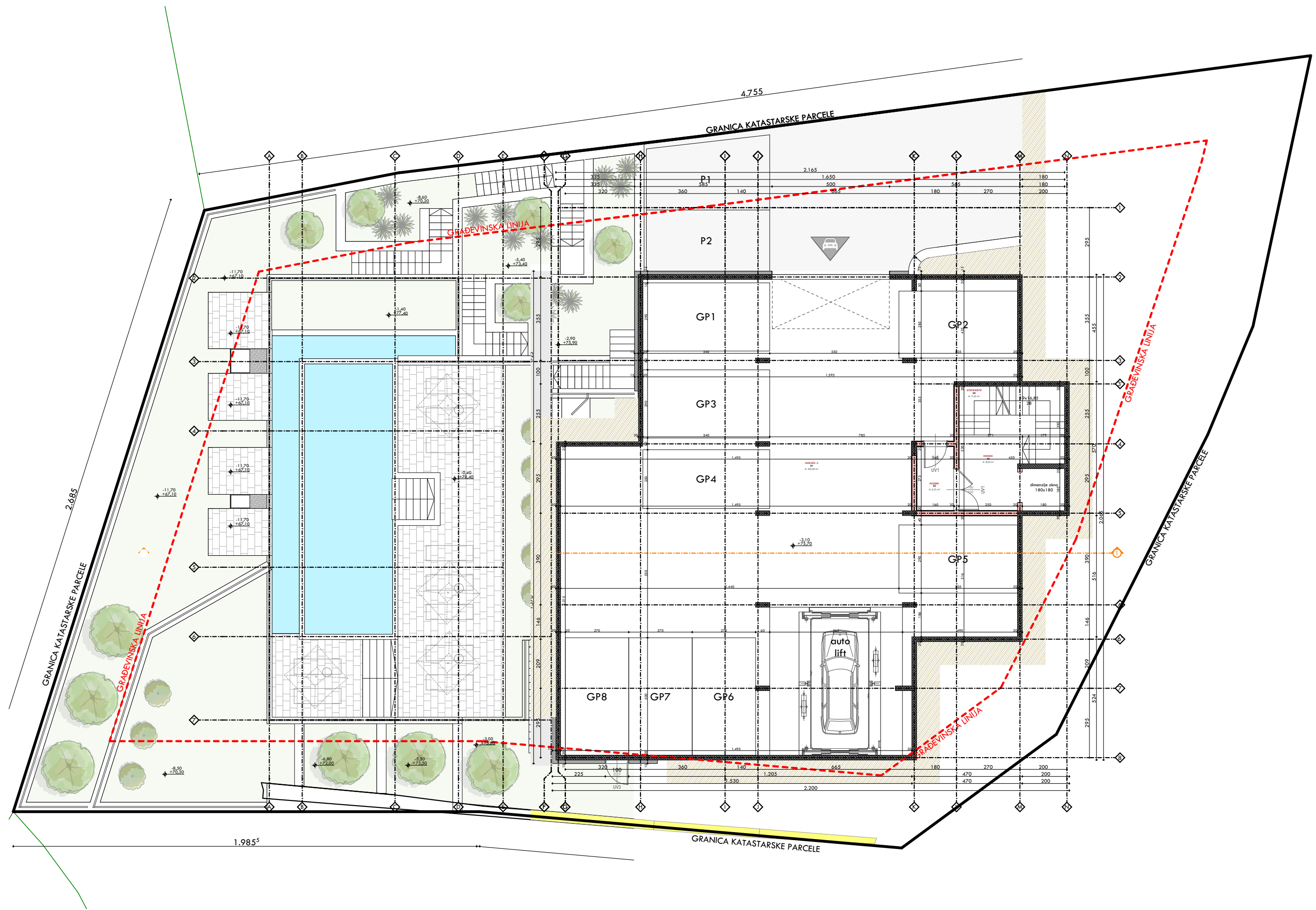
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

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DESIGN
COMPANY:



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81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 04

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

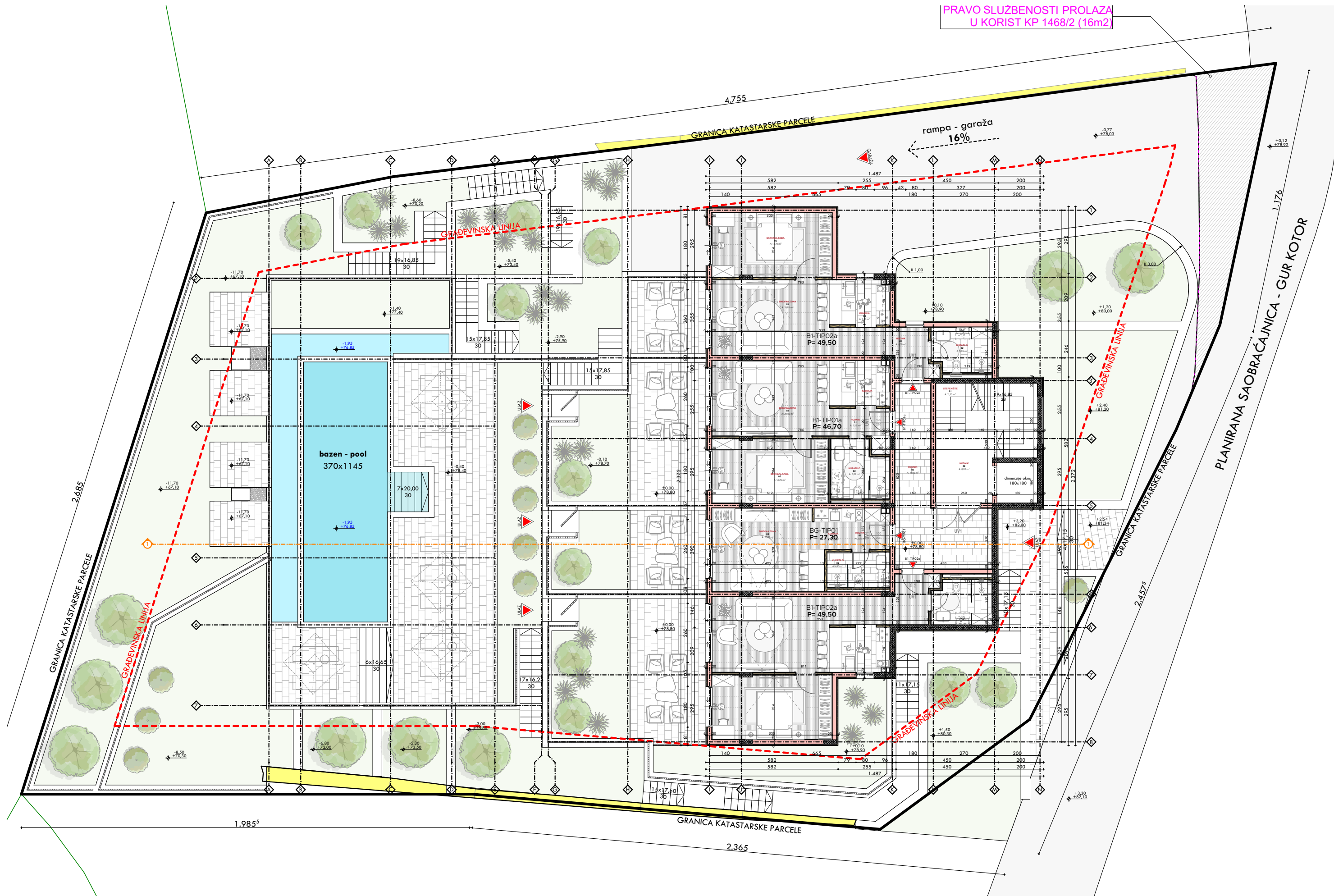
Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.

PRAVO SLUŽBENOSTI PROLAZA
U KORIST KP 1468/2 (16m²)



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 05

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

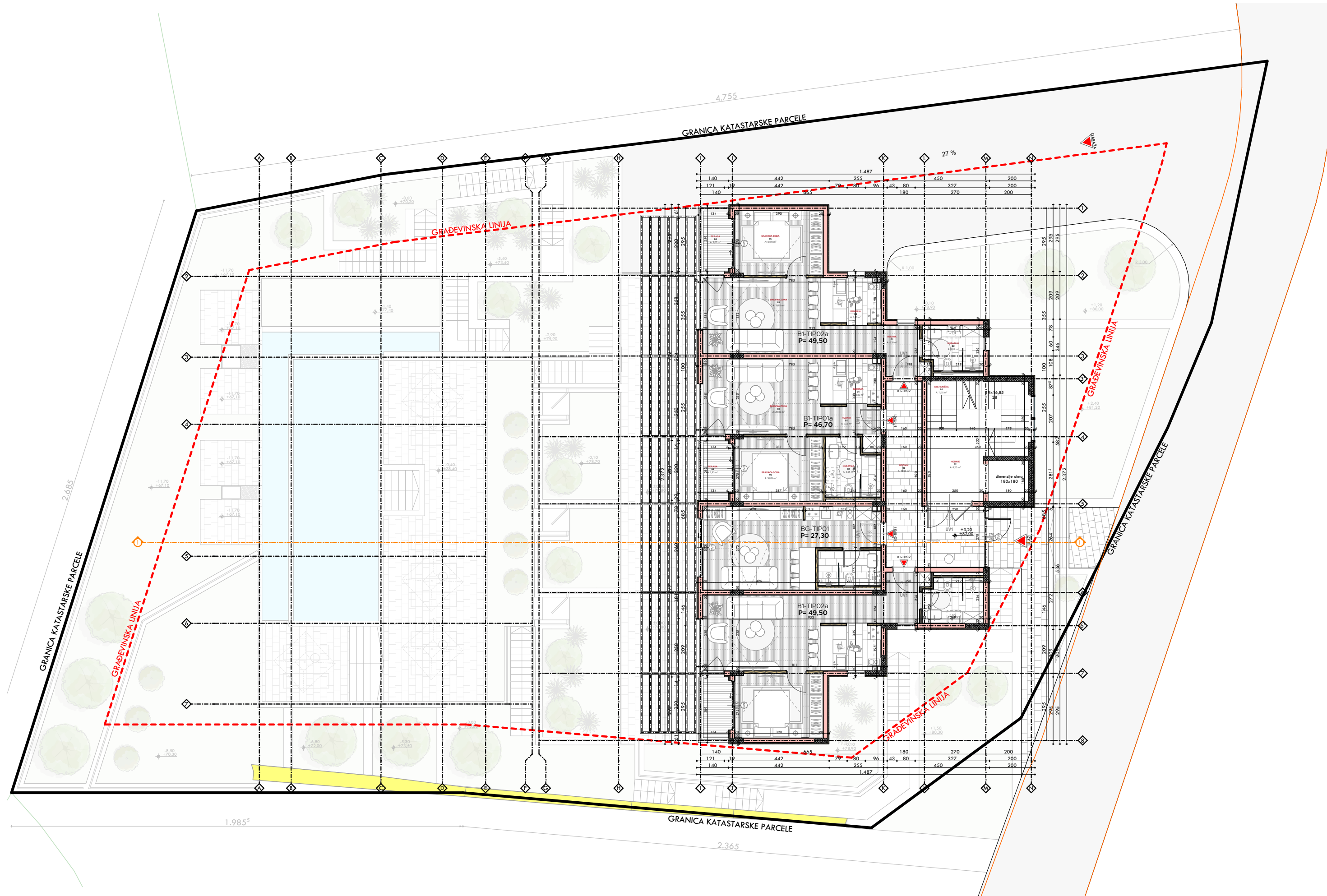
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-α, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



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Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 06

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

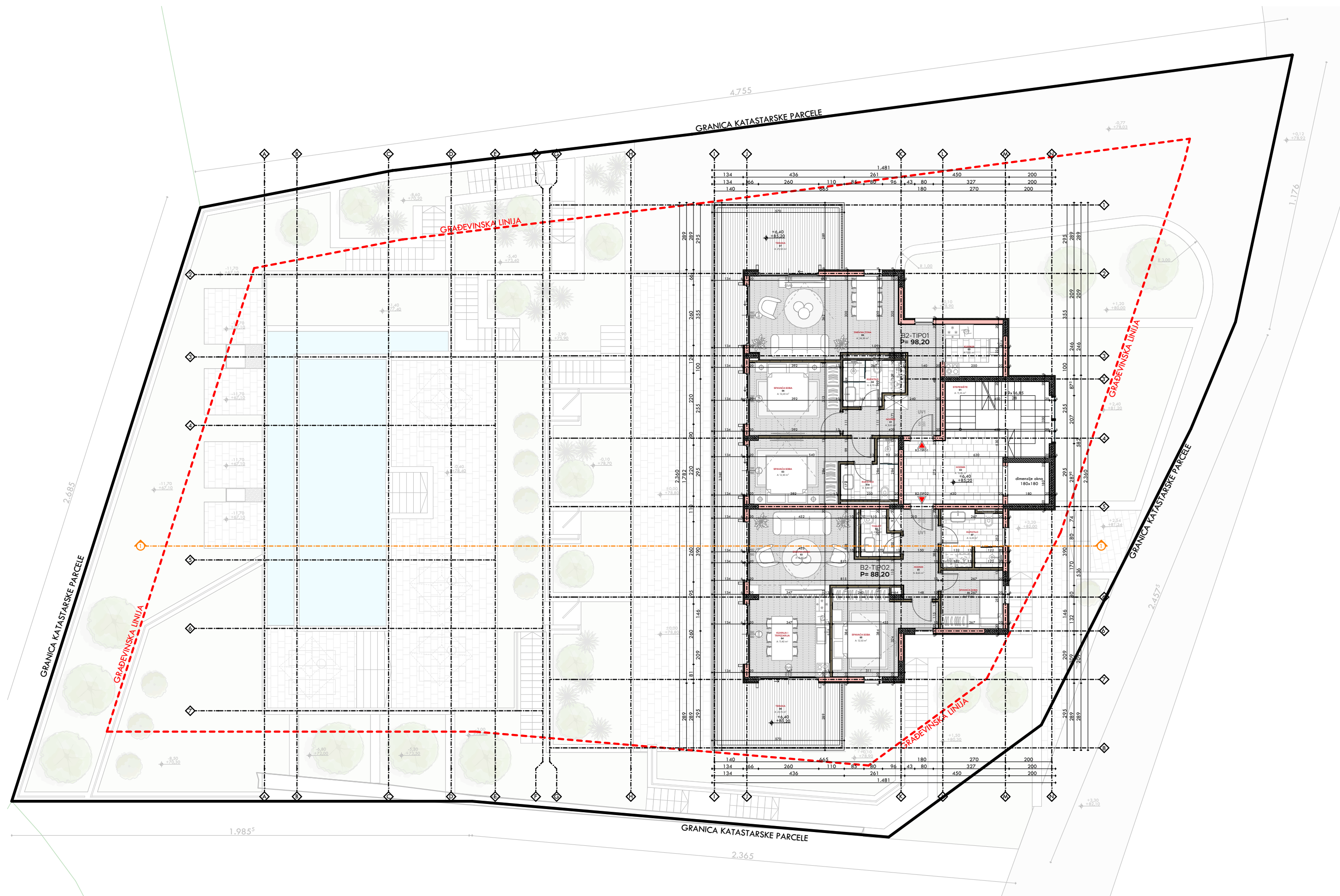
IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

LEVEL 07

Scale:

1:150

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

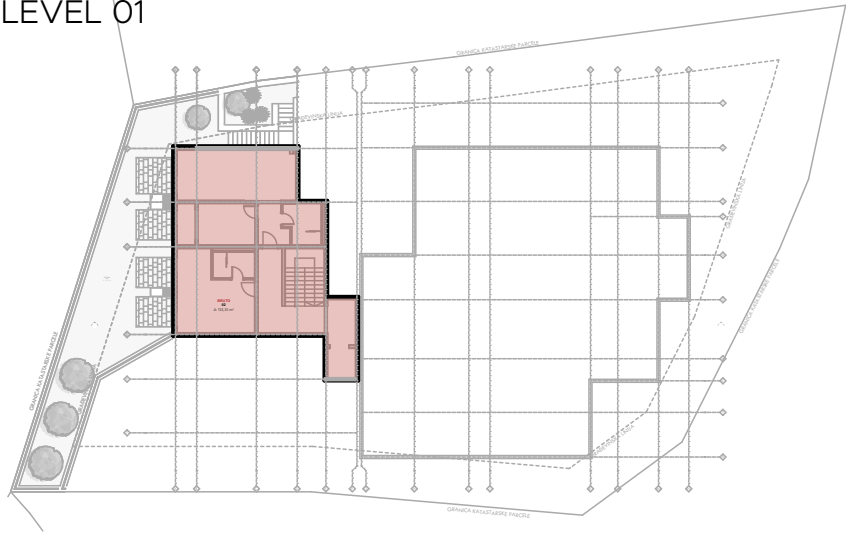
Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

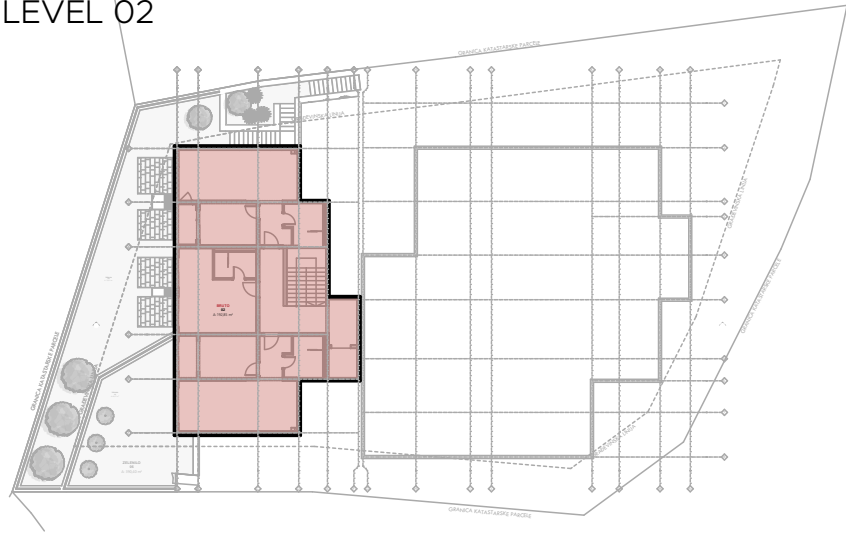
Date:

petak, 25. april 2025.

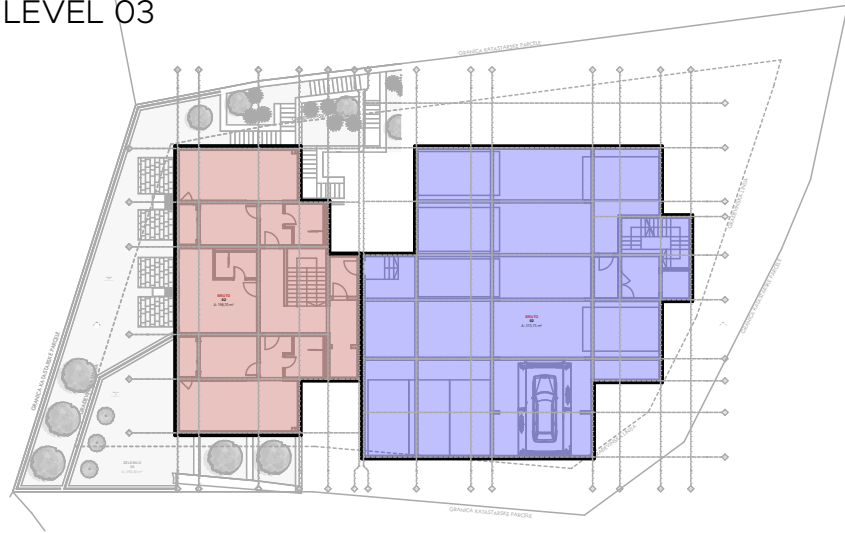
LEVEL 01



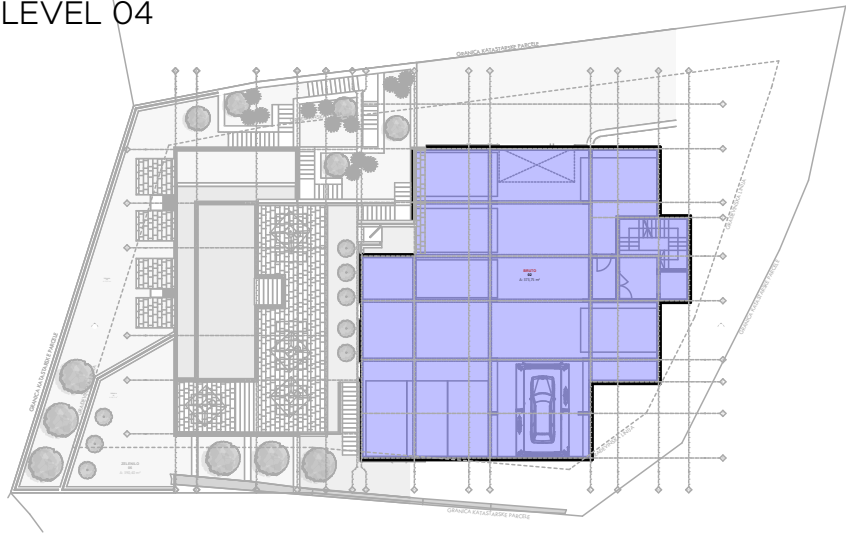
LEVEL 02



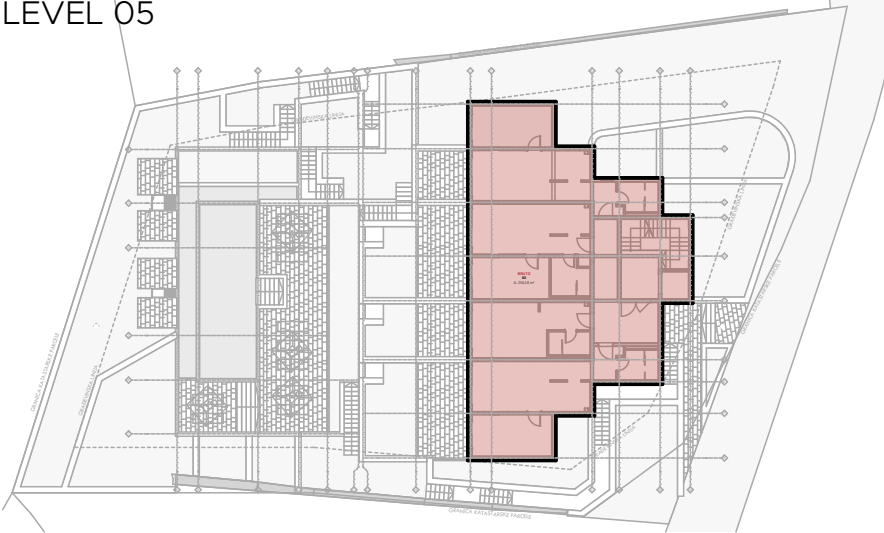
LEVEL 03



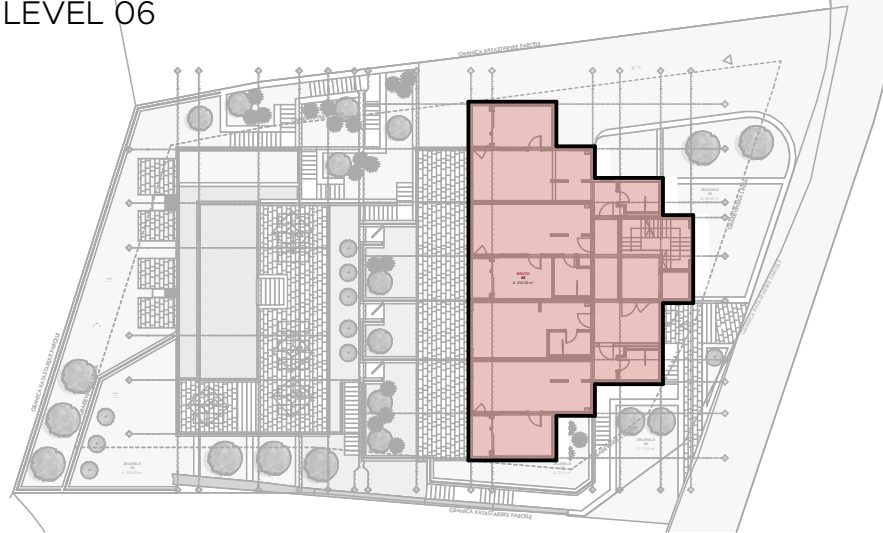
LEVEL 04



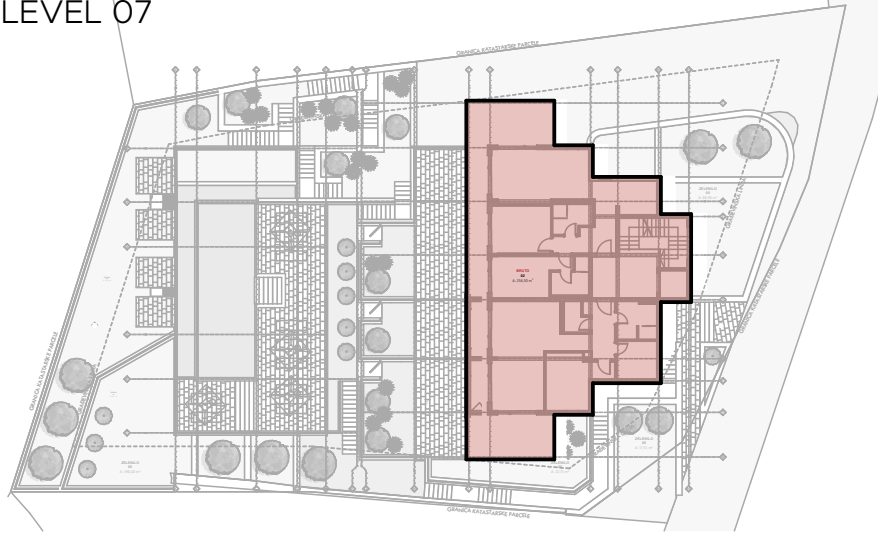
LEVEL 05



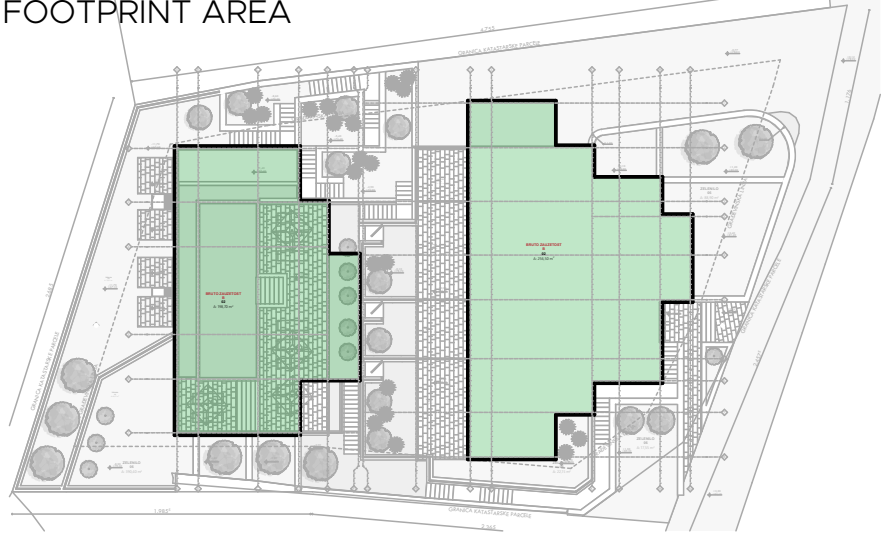
LEVEL 06



LEVEL 07



FOOTPRINT AREA



ostvarena ZAUZETOST objekta
archived FOOTPRINT AREA building
455,00 m²

BRUTO POVRŠINA / GROSS AREA

LEVEL 01 (above ground) = 133.35 m2

LEVEL 02 (above ground) = 192.85 m2

LEVEL 03 (under ground) = 373.75 m2

LEVEL 03 (above ground) = 200.35 m2

LEVEL 04 (under ground) = 373.75 m2

LEVEL 05 (above ground) = 256.50 m2

LEVEL 06 (above ground) = 256.50 m2

LEVEL 07 (above ground) = 256.50 m2

ukupna NADZEMNA BRUTO površina
total ABOVE GROUND GROSS area
1 296,00 m²

ukupna PODZEMNA BRUTO površina (garaža)
total UNDER GROUND GROSS area
747,50 m²

ukupna BRUTO površina (nadzemno + podzemno)
total GROSS area
2 043,50 m²

DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
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Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

STATISTICS - GROSS AREA

Scale:

1:500

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



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81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 01

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

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DESIGN
COMPANY:



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81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

VISUALIZATION 02

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

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DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 03

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 04

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

VISUALIZATION 05

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.





DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 07

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

VISUALIZATION 08

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 09

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.



DESIGN
COMPANY:



Cetinjski put 36, Ulaz 3,
81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES

Drawing:

VISUALIZATION 10

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR

Date:

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DESIGN
COMPANY:



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81000 Podgorica (MNE),

Client:

MER BER GROUP D.O.O.

Building:

**STAMBENI OBJEKAT - DOBROTA BAY
RESIDENCES**

Drawing:

VISUALIZATION 11

Scale:

Concept
design author:

Trubljanin Mensur spec.sci.arh.

Design stage:

IDEJNO RJEŠENJE

Location:

**KAT.PARC.BR. 1466/1 K.O. DOBROTA I, U
ZAHVATU GUR-a, PUP OPŠTINA KOTOR**

Date:

petak, 25. april 2025.

THANK YOU!

DOBROTA BAY
RESIDENCES

